



City of  
**Ipswich**

**IPSWICH  
CITY  
COUNCIL**

**AGENDA**

*of the*

**COUNCIL ORDINARY MEETING**

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

**On Thursday, 28 July 2022  
At 9.00 am**





**BUSINESS**

1. OPENING OF MEETING:
2. WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY:
3. OPENING PRAYER:
4. APOLOGIES AND LEAVE OF ABSENCE:
5. CONDOLENCES:
6. TRIBUTES:
7. PRESENTATION OF PETITIONS:
8. PRESENTATIONS AND DEPUTATIONS:
9. PUBLIC PARTICIPATION:
10. MATTERS OF PUBLIC INTEREST:

Mayor Teresa Harding:

Queensland Government response to calls for a health inquiry into the waste odour event in Ipswich

11. DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA:
12. CONFIRMATION OF MINUTES:

- 12.1. Ipswich City Council - Minutes of Meeting of 30 June 2022 ..... 7
- 12.2. Ipswich City Council - Minutes of Special Meeting of 30 June 2022..... 63
- 12.3. Ipswich City Council - Minutes of Special Meeting of 7 July 2022 ..... 95
- 12.4. Ipswich City Council - Minutes of Special Meeting of 12 July 2022 ..... 97
- 12.5. Ipswich City Council - Minutes of Special Meeting of 14 July 2022 ..... 101

13. MAYORAL MINUTE:

Notice of intention given by Mayor Teresa Harding at Council Ordinary Meeting of 30 June 2022 to table a Mayoral Minute in relation to the Media and Corporate Communications Policy.

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

**UPDATE ON PREVIOUS OUTSTANDING MATTERS**

Matters taken on Notice – Council Ordinary Meeting of 19 May 2022:

<b>That a briefing be provided to Councillors on the program of actions to repair Council's Sporting Club assets damaged by the 2022 flooding and rain events (including advice on insurance of these assets in future)</b>	A briefing note was provided to Councillors on 31 May 2022 and a report (Item 16.11) was submitted to the Council Ordinary Meeting of 30 June 2022. Councillors were briefed on flood insurance at a briefing session held on 5 July 2022.
<b>That information be provided to Councillors on the financial model due to be delivered to Council by the Queensland Treasury Corporation (QTC) relevant to decision making on the Nicholas Street Precinct together with a timeline on a briefing session for Councillors.</b>	A Councillor briefing session was held on 5 July 2022 with Queensland Treasury Corporation Representatives. A report will be presented to a future meeting of Council.

**MATTERS LYING ON THE TABLE TO BE DEALT WITH**

Matters laid on the table at the Special Council Meeting of 7 July 2022:

**14.1 TRANSPARENCY AND INTEGRITY**

That a report be prepared for a future Council Meeting with recommendations to implement improvements stemming from concerns raised at the Ordinary Council Meeting on 30 June 2022 relating to influence on reports, greater transparency of said influence on reports, the need for improvements to Council's decision-making process to strengthen integrity measures.

**14.2 PAUL PISASALE BRIDGE DE-NAMING**

That the Paul Pisasale Bridge, Springfield Central be de-named.

15. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS:

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17. NOTICES OF MOTION:

18. QUESTIONS ON NOTICE:

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**UNCONFIRMED MINUTES OF COUNCIL ORDINARY MEETING**

**30 JUNE 2022**

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

The meeting commenced at 1.00 pm

**ATTENDANCE AT  
COMMENCEMENT**

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

**MEETING  
ATTENDANCE VIA  
AUDIO LINK**

Councillor Andrew Fechner requested attendance at the Special Council Meeting of 30 June 2022 via audio link.

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

**That in accordance with section 254K of the Local Government Regulation 2012 and 8.6.2 of Council's Meeting Procedures Policy, Councillor Andrew Fechner be permitted to participate in the meeting via audio link.**

**AFFIRMATIVE**

Councillors:  
Harding  
Madsen  
Ireland  
Tully  
Doyle  
Fechner  
Kunzelmann  
Milligan  
Jonic

**NEGATIVE**

Councillors:  
Nil

The motion was put and carried.

**WELCOME TO  
COUNTRY OR  
ACKNOWLEDGEMENT  
OF COUNTRY**

Councillor Kate Kunzelmann

**OPENING PRAYER**

Councillor Sheila Ireland

**APOLOGIES AND  
LEAVE OF ABSENCE**

Nil

**5. CONDOLENCES**

Nil

**6. TRIBUTES**

Nil

**7. PRESENTATION OF PETITIONS**

**7.1  
PETITION - CHESS  
FURNITURE WITHIN  
ROBELLE DOMAIN,  
SPRINGFIELD  
CENTRAL**

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

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

**AFFIRMATIVE**

**NEGATIVE**

Councillors:

Councillors:

Harding

Nil

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

The motion was put and carried.

**8. PRESENTATIONS  
AND DEPUTATIONS**

Nil

**9. PUBLIC  
PARTICIPATION**

Nil

**10. MATTERS OF  
PUBLIC INTEREST**

Nil

**11. 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 item:

- Item 15.6 titled Ipswich Central Redevelopment Committee's Report

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 virtual meeting while this matter is being discussed and voted on.

DEPUTY MAYOR  
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 item:

- Item 15.6 titled Ipswich Central Redevelopment Committee's Report

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 this matter is being discussed and voted on.

COUNCILLOR SHEILA  
IRELAND

In accordance with section 150EQ of the *Local Government Act 2009*, Councillor Sheila Ireland informed the meeting that she has a declarable conflict of interest in the following item:

- Item 6 within Item 15.1 titled Development Application – 1987/2021/MCU – Recommendation – Griffith Group One Pty Ltd ATF Griffith Group One Trust Child Care Centre at Brassall

The nature of the interest is that Councillor Ireland's grandson attends the childcare centre at Clem Street, Brassall.

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

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

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

**12. CONFIRMATION OF MINUTES**

**12.1  
CONFIRMATION OF  
MINUTES OF  
ORDINARY MEETING**

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

That the Minutes of the Ordinary Meeting held on 19 May 2022 be confirmed.

Councillor Paul Tully proposed an amendment to the motion:

That the Minutes of the Ordinary Meeting held on 19 May 2022 be confirmed with the incorporation of the responses to the Questions On Notice within the minutes.

The mover and seconder agreed to the proposed variation.

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

**That the Minutes of the Ordinary Meeting held on 19 May 2022 be confirmed with the incorporation of the responses to the Questions On Notice within the minutes.**

AFFIRMATIVE

NEGATIVE



Councillors:	Councillors:
Harding	Nil
Madsen	
Ireland	
Tully	
Doyle	
Fechner	
Kunzelmann	
Milligan	
Jonic	

The motion was put and carried.

**13. MAYORAL  
MINUTE**

Nil

**CHANGE TO THE  
ORDER OF REPORTS**

Moved by Mayor Teresa Harding:

**That Agenda Item 16.2 titled Wanless Ministerial Call In - Council Submission to the Minister for State Development, Infrastructure, Local Government and Planning during public notification, be brought forward to be dealt with at this time.**

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Harding	Nil
Madsen	
Ireland	
Tully	
Doyle	
Fechner	
Kunzelmann	
Milligan	
Jonic	

The motion was put and carried.

**16.2  
WANLESS  
MINISTERIAL CALL IN  
- COUNCIL  
SUBMISSION TO THE  
MINISTER FOR STATE  
DEVELOPMENT,  
INFRASTRUCTURE,  
LOCAL GOVERNMENT**

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

**That Council endorse the submission as contained in Attachment 1.**

**AND PLANNING  
DURING PUBLIC  
NOTIFICATION**

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

The motion was put and carried.

**14. BUSINESS OUTSTANDING**  
**UPDATE ON PREVIOUS OUTSTANDING MATTERS**

Questions on Notice - Council Ordinary Meeting of 19 May 2022

<b>That the Chief Executive Officer follow up, as a matter of priority, the response for this Question on Notice and that a procedure be implemented to ensure prompt responses to any future Questions on Notice.</b>	<i>The response to Councillor Paul Tully's Question on Notice on 2011 flood levels was provided and has been published as an addendum to the 19 May 2022 minutes. The response will be incorporated in the confirmed minutes. The procedure has been revised to improve monitoring of responses to future Questions on Notice.</i>
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Matters taken on Notice – Council Ordinary Meeting of 19 May 2022

<b>That a briefing be provided to Councillors on the program of actions to repair Council's Sporting Club assets damaged by the 2022 flooding and rain events (including advice on insurance of these assets in future).</b>	<i>A briefing note was provided to Councillors on 31 May 2022. The City of Ipswich Severe Weather Recovery plan outlines the program for repair of Council's Sporting Club assets. A Councillor briefing session on insurance has been arranged for 5 July 2022.</i>
<b>That further information be provided on the action to provide Councillors with local office space.</b>	<i>In response to Councillor Nicole Jonic's Question on Notice,</i>

	<i>further information has been provided to both Division 2 Councillors seeking their guidance on desired next steps.</i>
<b>That information be provided to Councillors on the financial model due to be delivered to Council by the Queensland Treasury Corporation (QTC) relevant to decision making on the Nicholas Street Precinct together with a timeline on a briefing session for Councillors.</b>	<i>A Councillor briefing session on these matters has been organised for 5 July 2022 and after the briefing a report will be organised for Council.</i>
<b>That the General Manager Planning and Regulatory Services provide a briefing note to councillors on the status of the construction of the new heated pool at the Georgie Conway Leichhardt Community Swim Centre.</b>	<i>Councillors were briefed that a development application is yet to be received in relation to the construction of the new heated pool.</i>

**14. BUSINESS OUTSTANDING**  
**MATTERS LYING ON THE TABLE TO BE DEALT WITH**

**MATTER TO BE  
LIFTED FROM THE  
TABLE**

Moved by Mayor Teresa Harding:

**That the matter referred to in Item 14.1 be lifted from the table.**

**AFFIRMATIVE**

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

**14.1  
COMMUNITY  
ENGAGEMENT  
REPORT ON THE  
NAMING OF THE  
BRIDGE ON  
SINNATHAMBY  
BOULEVARD,**

**RECOMMENDATION**

- A. That the report be received and the contents noted.
- B. That Council note and consider the community sentiment and options for the potential renaming of these assets in line with Council's Naming Procedure.

**SPRINGFIELD  
CENTRAL AND THE  
RENAMING OF  
PISASALE DRIVE,  
YAMANTO**

- C. That having considered the community sentiment and suggested options, Council provide further direction to officers regarding the renaming of these assets.

Mayor Teresa Harding proposed the following variation to Recommendation C.

- C. That having considered the community sentiment and suggested options, the CEO is to work with the relevant indigenous groups and they will decide the new names for these assets in accordance with Council's Naming Procedure.

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

- A. That the report be received and the contents noted.
- B. That Council note and consider the community sentiment and options for the potential renaming of these assets in line with Council's Naming Procedure.
- C. That having considered the community sentiment and suggested options, the CEO is to work with the relevant indigenous groups and they will decide the new names for these assets in accordance with Council's Naming Procedure.

Councillor Nicole Jonic raised concerns and tabled an earlier version of the report on the naming of the Bridge on Sinnathamby Boulevard, Springfield Central and the renaming of Pisasale Drive, Yamanto which was originally intended to be considered by the Governance and Transparency Committee on 5 May 2022 however was not authorised to proceed to the Committee *(included at the end of these minutes – page 33)*.

**PROPOSED  
FORESHADOWED  
MOTION**

Councillor Paul Tully foreshadowed that he would move the following motion in the event that Mayor Harding's motion was lost:

That Council reinstate the names Paul Pisasale Bridge, Springfield Central and Pisasale Drive, Yamanto.

Moved by Councillor Paul Tully

**That the motion be put.**

AFFIRMATIVE

NEGATIVE

Councillors:	Councillors:
Madsen	Harding
Tully	Doyle
Ireland	Kunzelmann
Fechner	Milligan
Jonic	

The motion, that the motion be put, was put and carried.

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

- A. That the report be received and the contents noted.
- B. That Council note and consider the community sentiment and options for the potential renaming of these assets in line with Council's Naming Procedure.
- C. That having considered the community sentiment and suggested options, the CEO is to work with the relevant indigenous groups and they will decide the new names for these assets in accordance with Council's Naming Procedure.

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

The motion was put and lost.

**FORESHADOWED  
MOTION**

Moved by Councillor Paul Tully:  
Seconded by Councillor Sheila Ireland:

**That Council reinstate the names Paul Pisasale Bridge,  
Springfield Central and Pisasale Drive, Yamanto.**

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Madsen	Harding
Ireland	Doyle
Tully	Fechner

Milligan  
Jonic

Kunzelmann

The motion was put and carried.

**ADJOURN MEETING**

Moved by Councillor Marnie Doyle:

**That the meeting be adjourned at 2.21 pm to reconvene at 2.36 pm.**

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Harding	Nil
Madsen	
Ireland	
Tully	
Doyle	
Fechner	
Kunzelmann	
Milligan	
Jonic	

The motion was put and carried.

The meeting reconvened at 2.37 pm.

**14. BUSINESS OUTSTANDING –**  
**MATTERS REFERRED TO THE COUNCIL ORDINARY MEETING OF 30 JUNE 2022**

**14.2**  
**PROCUREMENT -**  
**CONTRACT 16117**  
**HUMAN RESOURCE**  
**INFORMATION**  
**SYSTEM - HRIS -**  
**DELOITTE**  
**CONSULTING**

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

- A. That pursuant to Section 235(a) of the *Local Government Regulation 2012* (Regulation), Council resolve that the exception applies as it is satisfied that there is only one supplier who is reasonably available for the ongoing provision of the Deloitte HRIS system and associated components.**
- B. That the contractual arrangement 16117 (formerly 10805) with Deloitte Consulting Pty Ltd (Supplier) for the Deloitte HRIS system and associated components be extended by five (5) further one (1) year options at an approximate value of \$4,000,000.00 + GST over the additional term (increasing the approximated contract value to \$8,200,000.00 + GST over the entire extended term of the contract if all options are utilised).**

- C. That Council enter into a Deed of Variation with the Supplier to appropriately amend the existing contractual arrangement.
- 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.

AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

**14.3**

**DISCONTINUATION  
OF DISCOUNTED DOG  
REGISTRATION  
CLASSIFICATIONS FOR  
OBEDIENCE TRAINED  
DOGS, DOGS  
QUEENSLAND  
MEMBERS AND  
FARM DOGS**

RECOMMENDATION

That the report be received and the contents noted.

Mayor Teresa Harding proposed Option 3 – Reinstate the classifications, within the officer’s report

Moved by Mayor Teresa Harding:

Seconded by Councillor Paul Tully:

- A. That the 2022-2023 Fees and Charges be amended to include the following Registration fees for Farm Dogs, Dogs Queensland Members and Obedience Trained Dogs, with an effective date of 1 July 2022:

Classification	Pay Before Fee	Pay After Fee

Dog Registration - Farm Dog (1st)	\$79.00	\$109.00
Dog Registration - Farm Dog Additional	\$29.75	\$44.75
Dog Registration - Farm Dog Desexed (1st)	\$31.75	\$46.75
Dog Registration - Normal Dog (Dogs Queensland Member)	\$77.00	\$107.00
Dog Registration - Normal Dog (Obedience)	\$92.00	\$122
Dog Registration - Normal Dog Desexed (Obedience)	\$28.75	\$58.75

**B. That the 2022-2023 Fees and Charges be amended to include the following:**

○ **Animal Management Fee Policies:**

- **Dogs Queensland Discount: Normal Dog (Dogs Queensland Member)** applies to financial Dogs Queensland members where satisfactory proof of membership is provided.
- **Dog Obedience Training Discount:** Dogs that are obedience trained may qualify to receive a discounted registration fee, where they have provided the Dog Obedience Testing Criteria form signed by a Registered Training Organisation that has been approved by the General Manager (Planning and Regulatory Services).
- **Farm Dog Discount:** Dogs that don't meet the criteria for a *working dog* provided by the Animal Management (Cats and Dogs) Act 2008 but satisfy the Farm Dog Testing Criteria may be eligible for a discounted registration fee. The Farm Dog Testing Criteria:
  - The dog aids the operation of farming activities (droving, protecting, tending, or working stock).
  - The property where the dog resides is classified rural within the Ipswich Planning Scheme.
  - The owner of the dog derives an income from farming activities involving livestock (dairy,



grazier, etc.). Primary production does not have to be your principal occupation.

- **Multiple discounts: Combining Dogs Queensland, Dog Obedience Training or Farm Dog discount is not permitted.**

- C. **The Animal Management and Biosecurity Manager issue Dog Registration Renewal notices to the 299 affected dog registration records, for the 2022-2023 registration period with a due date not less than 30 days from the date of issue.**

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Harding

Nil

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

The motion was put and carried.

## **15. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS**

### **15.1**

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

Moved by Mayor Teresa Harding:

Seconded by Councillor Paul Tully:

That the Growth Infrastructure and Waste Committee Report No. 2022(05) of 16 June 2022 be noted.

Councillor Paul Tully proposed the following variation:

That the wording for 'Recommendation' throughout the report be changed to the word 'Decision'.

The mover of the original motion agreed to the proposed variation.

Moved by Mayor Teresa Harding:

Seconded by Councillor Paul Tully:

**That the Growth Infrastructure and Waste Committee Report No. 2022(05) of 16 June 2022 be noted and that**

**the wording for 'Recommendation' throughout the report be changed to 'Decision'.**

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Harding	Nil
Madsen	
Ireland	
Tully	
Doyle	
Fechner	
Kunzelmann	
Milligan	
Jonic	

The motion was put and carried.

**15.2  
GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE**

Moved by Deputy Mayor Jacob Madsen:  
Seconded by Councillor Russell Milligan:

**That Council adopt the recommendations of the Governance and Transparency Committee Report No. 2022(05) of 16 June 2022 with the exception of Item 12 which is to be deferred until clarification is provided on where in Willowbank the policy is to take effect.**

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. 2022(05) of 16 June 2022 with the exception of Item 12, as listed below, as resolutions of Council:

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM 1**

**That the minutes of the Governance and Transparency Committee held on 5 May 2022 be confirmed.**

CONFIRMATION OF  
MINUTES OF THE  
GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE NO.  
2022(04) OF 5 MAY  
2022

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM 2**

ANNUAL REVIEW OF  
DELEGATIONS TO  
CHIEF EXECUTIVE  
OFFICER

- A. That the delegation listed in Attachment 1 which has previously been delegated from Council to the Chief Executive Officer be repealed.
- B. That under s257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer (CEO), the power contained and detailed in Attachment 2 of the report dated 17 May 2022 by the Governance Project Officer.

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM 3**

DISCONTINUATION  
OF DISCOUNTED DOG  
REGISTRATION  
CLASSIFICATIONS FOR  
OBEDIENCE TRAINED  
DOGS, DOGS  
QUEENSLAND  
MEMBERS AND FARM  
DOGS

That the report be referred to the ordinary council meeting on 30 June 2022..

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM 4**

PROCUREMENT -  
CONTRACT 16117  
HUMAN RESOURCE  
INFORMATION  
SYSTEM - HRIS -  
DELOITTE  
CONSULTING

That the report be referred to the ordinary council meeting on 30 June 2022.

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM 5**

- A. That pursuant to Section 234 of the *Local Government Regulation 2012* (Regulation), Council utilise LGA Arrangement ICT Solutions and Services BUS274 by Local Buy Pty Ltd for the provision of Microsoft

- 
- |   |   |
|---|---|
| <p>PROCUREMENT -<br/>MICROSOFT<br/>ENTERPRISE<br/>LICENSING 3 YEAR<br/>AGREEMENT</p>  | <p>Enterprise Licencing (Council file reference number 18620), with Data#3 Limited (Supplier) who is a party to the LGA Arrangement.</p>  |
| <p><b>MATTER ON NOTICE -<br/>NUMBER OF LICENCES<br/>REQUIRED FOR<br/>MICROSOFT<br/>LICENSING<br/>AGREEMENT</b></p>                                    | <p>B. That under the LGA Arrangement with the Supplier, the approximate purchase price is \$4.431 Million excluding GST over the entire term, the end date of the initial term being 31st July 2025, with no current options for extension.</p> <p>C. That pursuant to Section 257(1)(b) of the <i>Local Government Act 2009</i>, 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.</p>  |
| <p><b>GOVERNANCE AND<br/>TRANSPARENCY<br/>COMMITTEE – ITEM 6</b></p> <p>PROCUREMENT -<br/>WASTE SERVICES<br/>COMMERCIAL<br/>MANAGEMENT<br/>SYSTEM</p> | <p>A. That pursuant to Section 235(b) of the <i>Local Government Regulation 2012</i> (Regulation), Council resolve that the exception applies because of the specialised nature of the services that are sought and it would be impractical and disadvantageous to invite tenders for the provision of the proprietary Wastedge waste services commercial management system and related ancillary items.</p> <p>B. That Council enter into a contractual arrangement (Council file reference number 18941) with AMCS Australia Pty Ltd, at an approximate purchase price of \$462,000.00 excluding GST over the entire term, being an initial term of two (2) years, with options for extension at the discretion of Council (as purchaser), of an additional one (1) year term and a further nine (9) month term.</p> <p>C. That the Manager of Procurement take this matter on notice to advise councillors on how the price compares to the price from 2019 prior to the ordinary council meeting on 30 June 2022.</p> |

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM 7**

PROPOSED DISPOSAL  
OF A SUBTERRANEAN  
EASEMENT LOCATED  
AT EASTERN HEIGHTS

- A. That Council declare the subterranean easement described as Easement 601111652 surplus to Council requirements and available for disposal.
- B. That Council resolve pursuant to section 236(2) of the *Local Government Regulation 2012* (the regulation) that the exception referred to in section 236(1)(c)(iv) of the Regulation applies to the disposal of the subterranean easement described as Easement 601111652.
  - (i) Easement 601111652 is not suitable to be offered for disposal by tender or auction due to its sub-surface location;
  - (ii) It is in the public interest to dispose of Easement 601111652 without a tender process; and;
  - (iii) The disposal is otherwise in accordance with sound contracting principles.
  - (iv) To Council's knowledge there are no surface landowners who have expressed a wish to acquire the interest created by the Easement; if a surface landowner did express an interest, then they would also be required to purchase the adjoining subterranean land which is connected to the surface land by the Easement.
- C. That Council resolve under section 257(1)(b) of the *Local Government Act 2009* to delegate the power to the Chief Executive Officer, to be authorised to negotiate and finalise the terms of the disposal, by way of surrender, of Easement 601111652.

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM 8**

DISPOSAL OF  
COUNCIL FREEHOLD  
LAND - ACCESS  
RESTRICTION STRIP  
LOCATED AT LOTS 67  
AND 68 UNNAMED  
ROAD, PINE  
MOUNTAIN

- A. That Council declare the Access Restriction Strip located at Unnamed Road, Pine Mountain, described as Lots 67 and 68 on RP132618, surplus to Council requirements and available for disposal for road purposes.
- B. That Council resolve pursuant to section 236(2) of the *Local Government Regulation 2012* (the Regulation) that the exception referred to in section 236(1)(b)(i) of the Regulation apply to the disposal of the Access Restriction Strip located at Unnamed Road, Pine Mountain, described as Lots 67 and 68 on RP132618, to the State of Queensland (represented by the Department of Resources ('DoR')).

- C. That Council resolve under section 257(1)(b) of the *Local Government Act 2009* to delegate the power to the Chief Executive Officer, to be authorised to negotiate and finalise the terms of disposal of the ARS described in recommendation B for road purposes.

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM 9**

REPEAL OF PREVIOUS  
COUNCIL DECISION  
FOR RENEWAL OF  
LEASE - KIOSK 1  
KARALEE SHOPPING  
VILLAGE, 39  
JUNCTION ROAD,  
CHUWAR - CVS LANE  
CAPITAL PARTNERS  
PTY LTD TO IPSWICH  
CITY COUNCIL

- A. That the previous decision of Council, as per Item No. 3 of the Governance and Transparency Committee, on 10 March 2022 and adopted at the Council Ordinary meeting of 24 March 2022, be repealed.
- B. That Council enter into a lease (Council reference 5542) with CVS Lane Capital Partners Pty Ltd ACN 155 490 154 as trustee (the Lessor):
- (i) at an annual rent of \$23,766.92 excluding GST payable by Council, from the commencement of the new lease; and
  - (ii) for a term of three (3) years, with no options for extension.

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM  
10**

INVOLVE PROJECT  
QUARTERLY STATUS  
UPDATE

That the report be received and the contents noted.

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM  
11**

2020-2021 ANNUAL  
FINANCIAL  
STATEMENTS FOR  
CONTROLLED  
ENTITIES

That the report be received and the contents noted.

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM  
12**

That this matter be deferred until clarification is provided on where in Willowbank the policy is to take effect.

REVISED ALCOHOL  
CONSUMPTION AND  
SALE IN PUBLIC  
PLACES POLICY

**15.3  
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 Report  
No. 2022(05) of 16 June 2022.**

**AFFIRMATIVE**

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

This block motion adopts all items of the Community, Culture, Arts and Sport Committee No. 2022(05) of 16 June 2022 as listed below, as resolutions of Council:

**COMMUNITY,  
CULTURE, ARTS AND  
SPORT COMMITTEE –  
ITEM 1**

**That the Minutes of the Community, Culture, Arts and  
Sport Committee held on  
5 May 2022 be confirmed.**

CONFIRMATION OF  
MINUTES OF THE  
COMMUNITY,  
CULTURE, ARTS AND  
SPORT COMMITTEE  
NO. 2022(04) OF 5  
MAY 2022

**COMMUNITY,  
CULTURE, ARTS AND  
SPORT COMMITTEE –  
ITEM 2**

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

ACTIVE AND HEALTH  
PROGRAM  
EVALUATION

**COMMUNITY,  
CULTURE, ARTS AND  
SPORT COMMITTEE –  
ITEM 3**

**That the Community Development Strategy 12 Month Outcome Report - June 2022 be received and the contents noted.**

COMMUNITY  
DEVELOPMENT  
STRATEGY 12 MONTH  
ACTIVITY REPORT

**COMMUNITY,  
CULTURE, ARTS AND  
SPORT COMMITTEE –  
ITEM 4**

**That the report concerning the allocation of Council's Community Funding and Support Programs from 1 October 2021 to 31 March 2022 be received and the contents noted.**

COMMUNITY  
FUNDING AND  
SUPPORT  
ALLOCATIONS STATUS  
REPORT -  
1 OCTOBER 2021 TO  
31 MARCH 2022

**15.4  
ECONOMIC AND  
INDUSTRY  
DEVELOPMENT  
COMMITTEE**

Moved by Councillor Nicole Jonic:  
Seconded by Deputy Mayor Jacob Madsen:

**That Council adopt the recommendations of the Economic and Industry Development Committee Report No. 2022(05) of 16 June 2022.**

**AFFIRMATIVE**

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

This block motion adopts all items of the Economic and Industry Development Committee No. 2022(05) of 16 June 2022 as listed below, as resolutions of Council:



**ECONOMIC AND  
INDUSTRY  
DEVELOPMENT  
COMMITTEE – ITEM 1**

**That the Minutes of the Economic and Industry Development Committee held on 5 May 2022 be confirmed.**

CONFIRMATION OF  
MINUTES OF THE  
ECONOMIC AND  
INDUSTRY  
DEVELOPMENT  
COMMITTEE NO.  
2022(04) OF 5 MAY  
2022

**ECONOMIC AND  
INDUSTRY  
DEVELOPMENT  
COMMITTEE – ITEM 2**

**That a revised strategy be presented to a future Economic and Industry Development Committee following further consultation with the chairperson and committee members.**

ECONOMIC  
DEVELOPMENT  
STRATEGY

**15.5  
ENVIRONMENT AND  
SUSTAINABILITY  
COMMITTEE**

Moved by Councillor Russell Milligan:  
Seconded by Deputy Mayor Jacob Madsen:

**That Council adopt the recommendations of the Environment and Sustainability Committee Report No. 2022(05) of 16 June 2022.**

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. 2022(05) of 16 June 2022 as listed below, as resolutions of Council:

**ENVIRONMENT AND  
SUSTAINABILITY  
COMMITTEE – ITEM 1**

**That the minutes of the Environment and Sustainability Committee held on 5 May 2022 be confirmed.**

CONFIRMATION OF  
MINUTES OF THE  
ENVIRONMENT AND  
SUSTAINABILITY  
COMMITTEE NO.  
2022(04) OF 5 MAY  
2022

**ENVIRONMENT AND  
SUSTAINABILITY  
COMMITTEE – ITEM 2**

FLOOD RECOVERY  
SUPPORT - WILDLIFE  
CARERS AND PRIVATE  
LANDHOLDERS

That the report be received and the contents noted.

**ENVIRONMENT AND  
SUSTAINABILITY  
COMMITTEE – ITEM 3**

POTENTIAL  
ACQUISITION OF A  
LAND IN SOUTH  
RIPLEY WITH  
ENVIROPLAN  
PROGRAM AND LEVY  
FUNDS

A. That Council resolve to purchase the whole of the land in South Ripley, as outlined in Confidential Attachment 1 for environmental purposes.

B. That the method of acquisition be by agreement with the affected person/s pursuant to the *Property Law Act 1975* and the *Land Title Act 1994*.

**ENVIRONMENT AND  
SUSTAINABILITY  
COMMITTEE – ITEM 4**

QUEENSLAND FIRE  
AND BIODIVERSITY  
CONSORTIUM  
ANNUAL  
CONTRIBUTION

That the report be received and the contents noted.

**ENVIRONMENT AND  
SUSTAINABILITY  
COMMITTEE – ITEM 5**

TI TREE BIOENERGY  
FUNDING - ANNUAL  
PROGRAM REPORT

That in accordance with the Ti Tree Bioenergy Funding governance arrangements, Council endorse the proposed program of projects to be pursued in the 2022-2023 financial year.

**ENVIRONMENT AND  
SUSTAINABILITY  
COMMITTEE – ITEM 6**

That the Chief Executive Officer be authorised to negotiate and finalise the terms of the Separation Deed, Deed of Indemnity – Stockland, Deed of

CHERISH THE  
ENVIRONMENT  
FOUNDATION  
LIMITED

**Indemnity – QR, and Grandchester Services Agreement to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.**

At 3.01 pm Deputy Mayor Jacob Madsen left the meeting room and Councillor Andrew Fechner left the audio link due to a previously declared interest in Item 15.6.

**15.6  
IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE**

Moved by Councillor Marnie Doyle:  
Seconded by Councillor Russell Milligan:

**That Council adopt the recommendations of the Ipswich Central Redevelopment Committee Report No. 2022(05) of 16 June 2022.**

**AFFIRMATIVE**

Councillors:

Harding

Ireland

Tully

Doyle

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

All Councillors except Deputy Mayor 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. 2022(05) of 16 June 2022 as listed below, as resolutions of Council:

**IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE – ITEM 1**

CONFIRMATION OF  
MINUTES OF THE  
IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE NO.  
2022(04) OF 5 MAY  
2022

**That the minutes of the Ipswich Central Redevelopment Committee held on 5 May 2022 be confirmed.**

**IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE – ITEM 2**

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

IPSWICH CENTRAL  
REVITALISATION -  
BETTER BLOCK AND  
TOWN TEAMS  
PLACEMAKING EVENT

**IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE – ITEM 3**

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

IPSWICH CENTRAL  
REVITALISATION - SIX  
MONTHLY REPORT

**IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE – ITEM 4**

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

NICHOLAS STREET  
PRECINCT -  
COMMUNICATIONS,  
ENGAGEMENT AND  
EVENTS REPORT MAY  
2022

At 3.04 pm Deputy Mayor Jacob Madsen returned to the meeting room and Councillor Andrew Fechner returned via audio link.

**16. OFFICERS' REPORTS**

**16.1  
CEO  
ORGANISATIONAL  
PERFORMANCE  
REPORT FOR MAY  
2022**

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

**That the Chief Executive Officer Organisational  
Performance Report for May 2022 be received and the  
contents noted.**

AFFIRMATIVE  
Councillors:  
Harding  
Madsen  
Ireland  
Tully  
Doyle  
Fechner  
Kunzelmann  
Milligan

NEGATIVE  
Councillors:  
Nil

Jonic

The motion was put and carried.

Item - 16.2 Wanless Ministerial Call In - Council Submission to the Minister for State Development, Infrastructure, Local Government and Planning During Public Notification – was brought forward and dealt with after Item 13 – Mayoral Minute.

**16.3  
2022 FEDERAL  
ELECTION OUTCOMES  
FOR THE IPSWICH  
REGION**

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

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

**AFFIRMATIVE**

Councillors:

Harding  
Madsen  
Ireland  
Tully  
Doyle  
Fechner  
Kunzelmann  
Milligan  
Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

**16.4  
RESIDENTIAL  
KERBSIDE RECYCLING  
- CONTRACT WITH  
VISY PAPER PTY LTD**

Moved by Mayor Teresa Harding:  
Seconded by Councillor Paul Tully:

- 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 disadvantageous to invite tenders for the provision of residential kerbside recycling.**
- B. That Council enter into a contractual arrangement (Council file reference number - A8133943) with Visy Paper Pty Ltd, at an approximate purchase price of \$3,500,000.00 (excluding GST) over the entire term, being two (2) years, with no options for extension, unless mutually agreed between the parties.**
- 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**

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

**16.5**

**DEVELOPMENT**

**APPLICATION**

**RECOMMENDATION -**

**2464/2022/MAMC -**

**MINOR CHANGE**

**REQUEST FOR A**

**MATERIAL CHANGE**

**OF USE - OUTDOOR**

**ENTERTAINMENT**

**(CIRCUIT RACEWAY**

**AND DRIVER**

**TRAINING FACILITY)**

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

**That Council approve Development Application No. 2464/2022/MAMC subject to conditions as contained in Attachment 1 of this report.**

**AFFIRMATIVE**

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

**16.6**

Moved by Councillor Nicole Jonic:

**PROVISIONAL  
PROJECT APPROVAL**

Seconded by Councillor Paul Tully:

**That Council approve the Provisional Project listed in this report to proceed to design and construction in accordance with the Capital Investment in Provisional Projects Policy.**

**AFFIRMATIVE**

Councillors:

Harding  
Madsen  
Ireland  
Tully  
Doyle  
Fechner  
Kunzelmann  
Milligan  
Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

**MOVE INTO CLOSED  
SESSION**

Moved by Mayor Teresa Harding

**That in accordance with section 254J(3)(i) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 16.7 titled Changes to Local Roads Proposed by the Inland Rail Project.**

The meeting moved into closed session at 3.19 pm.

**AFFIRMATIVE**

Councillors:

Harding  
Madsen  
Ireland  
Tully  
Doyle  
Fechner  
Kunzelmann  
Milligan  
Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

**MOVE INTO OPEN  
SESSION**

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

**That the meeting move into open session.**

The meeting moved into open session at 3.39 pm.

**AFFIRMATIVE**

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

**16.7**

**CHANGES TO LOCAL  
ROADS PROPOSED BY  
THE INLAND RAIL  
PROJECT**

**RECOMMENDATION**

That Council endorse the proposals for the six (6) road rail interfaces between local roads and the proposed Inland Rail project in the Ipswich region as the most appropriate outcomes.

**VARIATION**

Mayor Teresa Harding proposed the following variation:

- A. That Council endorse the proposals for the first four (4) road rail interfaces between local roads and the proposed Inland Rail project in the Ipswich region (as outlined in the confidential attachment, Table 1) as the most appropriate outcomes.
- B. That Council reject the proposals for the fifth and sixth road rail interfaces between local roads and the proposed Inland Rail project in the Ipswich region (as outlined in the confidential attachment, Table 1) as unacceptable outcomes.

Moved by Mayor Teresa Harding:

Seconded by Councillor Sheila Ireland:

- A. **That Council endorse the proposals for the first four (4) road rail interfaces between local roads and the proposed Inland Rail project in the Ipswich region (as outlined in the confidential attachment, Table 1) as the most appropriate outcomes.**



**B. That Council reject the proposals for the fifth and sixth road rail interfaces between local roads and the proposed Inland Rail project in the Ipswich region (as outlined in the confidential attachment, Table 1) as unacceptable outcomes.**

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Harding

Nil

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

The motion was put and carried.

#### 16.8

##### **REPEAL OF POLICIES RELATED TO ANIMAL MANAGEMENT AND ENVIRONMENTAL HEALTH FEES AND CHARGES**

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

**That the following council policies be repealed:**

- **Animal Management Fees and Charges Policy.**
- **Dog Registration Policy.**
- **Population Health and Environmental Protection Licensing, Registration and Permitting Policy.**

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Harding

Nil

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

The motion was put and carried.

#### 16.9

Moved by Mayor Teresa Harding:

**MONTHLY FINANCIAL  
PERFORMANCE  
REPORT - MAY 2022**

Seconded by Councillor Marnie Doyle:

**That the report on Council's financial performance for the period ending 31 May 2022, submitted in accordance with section 204 of the *Local Government Regulation 2012*, be considered and noted by Council.**

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Harding

Nil

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

The motion was put and carried.

**16.10  
REPORT - AUDIT AND  
RISK MANAGEMENT  
COMMITTEE NO.  
2022(02) OF 25 MAY  
2022**

Moved by Mayor Teresa Harding:

Seconded by Councillor Kate Kunzelmann:

**That the report of the Audit and Risk Management Committee No. 2022(02) of 25 May 2022 be received, the contents noted and the recommendations contained therein be adopted.**

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Harding

Nil

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

The motion was put and carried.

**16.11  
CITY OF IPSWICH  
SEVERE WEATHER  
FEBRUARY 2022**

Moved by Mayor Teresa Harding:

Seconded by Councillor Kate Kunzelmann:

**RECOVERY PLAN -  
JULY TO SEPTEMBER**

- A. That the City of Ipswich Severe Weather February 2022 Recovery Plan – July to September report be received and its contents noted.**
- B. That the Recovery Plan be updated and reported back to Council each quarter until at least June 2023.**
- C. That the Council recovery actions and works described in the Recovery Plan be approved and supported.**
- D. That the recovery network actions, and activity undertaken by partner groups and agencies described in the Recovery Plan be acknowledged and supported.**

**AFFIRMATIVE**

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

**17. NOTICES OF  
MOTION**

Nil

**NOTICE OF MOTION  
TO A FUTURE  
MEETING**

Mayor Teresa Harding gave notice of a Mayoral Minute which she intends to table at the next Council Ordinary Meeting in relation to the Media and Corporate Communications Policy.

**SUSPENSION OF  
MEETING  
PROCEDURES**

Moved by Councillor Paul Tully:

That the provision of these meeting procedures be suspended, as is necessary, to enable the immediate consideration of a motion regarding a flood warning siren facility at Goodna.

**AFFIRMATIVE**

Councillors:

Harding

Madsen

Ireland

Tully

**NEGATIVE**

Councillors:

Nil

Doyle  
Fechner  
Kunzelmann  
Milligan  
Jonic

The motion was put and carried.

**FLOOD SIREN  
WARNING FACILITY  
AT GOODNA**

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

That Council apply to the Queensland Reconstruction Authority for funding for a flood siren warning facility at Goodna.

**VARIATION**

Councillor Marnie Doyle proposed a variation to the motion:

That Council apply to the Queensland Reconstruction Authority for funding for a flood siren warning facility in priority order as Goodna, Bundamba and North Booval.

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

**FURTHER VARIATION**

Councillor Russell Milligan proposed a further variation to the motion:

That Council apply to the Queensland Reconstruction Authority for funding for a flood siren warning facility in priority order as Goodna, Bundamba and North Booval and other areas to be identified.

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

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

**That Council apply to the Queensland Reconstruction Authority for funding for a flood siren warning facility in priority order as Goodna, Bundamba and North Booval and other areas to be identified.**

**AFFIRMATIVE**  
Councillors:  
Harding  
Madsen  
Ireland

**NEGATIVE**  
Councillors:  
Nil

Tully  
Doyle  
Fechner  
Kunzelmann  
Milligan  
Jonic

The motion was put and carried.

**18. QUESTIONS ON  
NOTICE**

Nil

**MEETING CLOSED**

The meeting closed at 4.09 pm.

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

**Report tabled by Councillor Nicole Jonic at Item 14.1**

GOVERNANCE AND TRANSPARENCY COMMITTEE  
MEETING AGENDA

5 MAY  
2022

Doc ID No: A7993607

ITEM: 6

SUBJECT: COMMUNITY ENGAGEMENT REPORT ON THE NAMING OF THE BRIDGE ON  
SINNATHAMBY BOULEVARD, SPRINGFIELD CENTRAL AND THE RENAMING OF  
PISASALE DRIVE, YAMANTO

AUTHOR: ENGAGEMENT MANAGER

DATE: 7 APRIL 2022

**EXECUTIVE SUMMARY**

This report outlines the key community sentiment identified through a series of engagement activities undertaken in response to Council's decision in December 2021 regarding the de-naming of Paul Pisasale Bridge, Springfield Central and Pisasale Drive, Yamanto. The report also provides the preferred community suggestions for new names.

The engagement identified that the highest ranked suggestions to re-name both the bridge and drive was for Council to consult with the Traditional Custodians of this area for a local Indigenous word/name.

**RECOMMENDATION/S**

- A. That the report be received and the contents noted.
- B. That Council provide direction on the naming of the bridge on Sinnathamby Boulevard, Springfield Central and the re-naming of Pisasale Drive, Yamanto.

**RELATED PARTIES**

This engagement project was open to the Ipswich community for comment and data has been deidentified and aggregated for reporting purposes. Note, the project does relate to assets named after past elected representatives of Council. There were no declarations of conflicts of interest.

**IFUTURE THEME**

Safe, Inclusive and Creative

A Trusted and Leading Organisation

**PURPOSE OF REPORT/BACKGROUND**

At the Council Ordinary Meeting of 9 December 202, the following Mayoral Motion was adopted:

GOVERNANCE AND TRANSPARENCY COMMITTEE  
MEETING AGENDA

5 MAY  
2022

- 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.*

This report outlines the key community sentiment identified through a series of engagement activities regarding the motion to de-name Paul Pisasale Bridge, Springfield Central and Pisasale Drive, Yamanto and provide the preferred community suggestions for new names.

The engagement report attached (Attachment 1) presents information gathered from the community through several channels including face to face, Shape Your Ipswich and social media. It provides Council with a short list of the potential name suggestions by community for consideration. The 3 stages of consultation undertaken were:

1. Stage 1 - Consultation with affected property owners (Pisasale Drive only): Jan 20 – 31, 2022
2. Stage 2 - Open call for suggestions 8 Feb – 11 March, 2022
3. Stage 3 - Prioritise Eligible suggestions 24 March – 8 April, 2022

Interest from the community was significantly above average in comparison with other engagement campaigns. The table below details the channel and number of contributions for each stage of the engagement.

Engagement Channel	Stage 1	Stage 2	Stage 3	Total
Social media comments and reactions	n/a	3,273	3,167	6,440
Shape Your Ipswich contributions	n/a	132	322	454
Orion and Yamanto Central Pop-Up comments	n/a	62	n/a	62
Email/telephone	3	8	1	12
Total contributions received - all channels	3	3,475	3,490	6,968

Stage 3 identified that the highest ranked suggestion received from the community to re-name both the bridge and drive was for Council to consult with the Traditional Custodians of this area for a local Indigenous word/name.

The primary sentiment identified through the community engagement was a preference not to change the names of the assets. This sentiment was prevalent in both stage 2 and 3 of the engagement. The reasons why the change of name was opposed varied. The most

GOVERNANCE AND TRANSPARENCY COMMITTEE  
MEETING AGENDA

5 MAY  
2022

common reason was “a waste of Council Money”, followed by comments that reflected the history of former Mayor Paul Pisasale. It should also be noted that this engagement coincided with the severe weather event and flooding in March 2022 and community suggested that addressing these issues was more of a priority for Council.

It does need to be highlighted that 75% of the affected property owners agreed to dename and rename Pisasale Drive meeting the requirements of Councils Naming Procedure (Attachment 2).

**LEGAL/POLICY BASIS**

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

**RISK MANAGEMENT IMPLICATIONS**

There is significant risk if the community feedback is not taken into consideration on this issue as it has the potential to reduce confidence in the Council’s commitment to engage with the community in a meaningful way as stated in Council’s Community Engagement Policy.

**HUMAN RIGHTS IMPLICATIONS**

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	That Council provide direction in the renaming of Pisasale Drive, Yamanto and Paul Pisasale Bridge, Springfield Central.
(b) What human rights are affected?	No human rights are affected by this decision. This project enabled council to engage with community and strengthen human rights.
(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**

Costs for the consultation included officer time to prepare, deliver and report on the community consultation and required resources for face-to-face activities.

The costings for signage would be approx.

- a. Pisasale Drive, Yamanto -\$3,000.
- b. Sinnathamby Drive, Springfield Central bridge - \$1,500



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Costs would include signage creation, installation materials, traffic control, equipment hire for installation and labour for installation. The length & size of the final names would also have some bearing on the likely costs.

**OPTIONS**

1. Do Nothing  
Council could decide that having considered the consultation findings that no further action is taken, i.e. the bridge remains unnamed, given the signs have been removed and that Pisasale Drive, is not changed
2. Agree on a name for the bridge and a replacement name for the road.
3. Undertake further consultation as suggested, with the Traditional Custodians of this area for a local Indigenous word/name.

**COMMUNITY AND OTHER CONSULTATION**

Refer to the Community Engagement Report attached (Attachment 1).

**CONCLUSION**

Three stages of community consultation were undertaken on the renaming of Paul Pisasale Bridge, Springfield Central and Pisasale Drive, Yamanto. There was a high level of interest in the engagement by community and a number of names were suggested by community, together with the option to keep the current names. An engagement report with information on the outcome of the engagement is provided to Council for consideration in the renaming of the assets in line with Council's Naming Procedure.

**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Community Engagement Report <a href="#">[link]</a> 
2.	Naming Procedure <a href="#">[link]</a> 

Melanie Rippon  
ENGAGEMENT MANAGER

I concur with the recommendations contained in this report.

Maree Walker  
ACTING GENERAL MANAGER COORDINATION AND PERFORMANCE

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



# Community Engagement Report

## Pisasale Drive & Paul Pisasale Bridge Re-naming Project

14 April 2022

Communications and Engagement Branch  
Coordination and Performance Department



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## 1 Executive Summary

At the December 2021 Council Ordinary Meeting, Council approved the following recommendations:

- A. That Council de-name the Paul Pisasale Bridge, Springfield Central, and conduct community consultation on renaming 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 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 the Council's Naming Procedure.

This report presents information gathered from the community through online and face-to-face engagement. It provides Council with a short list of suggested name categories (Appendix 1) for consideration. Engagement was delivered in 3 stages:

1. Stage 1 - Consultation with affected property owners (Pisasale Drive only): Jan 20 - 31, 2022
2. Stage 2 - Open call for suggestions: 8 Feb - 11 March, 2022
3. Stage 3 - Prioritise Eligible suggestions: 24 March - 8 April, 2022

### 1.1 Reach and Scope

Interest from the community was above the required total to be considered statistically significant sample size for Ipswich's population (a valid sample size is 378 contributions from a population of 210,000; confidence interval of 95%; 5% margin of error). The table below details the engagement channel and number of contributions for each stage of the engagement.

Engagement Channel	Stage 1	Stage 2	Stage 3	Total
Social media comments and reactions	n/a	3,273	3,167	6,440
Shape Your Ipswich contributions	n/a	132	322	454
Orion and Yamanto Central Pop-Up comments	n/a	62	n/a	62
Email/telephone	3	8	1	12
<b>Total contributions received - all channels</b>	<b>3</b>	<b>3,475</b>	<b>3,490</b>	<b>6,968</b>

### 1.2 Findings

**Stage 1:** The owners of six of the seven lots directly affected by the proposed de-naming of Pisasale Drive were successfully contacted. One property owner was unreachable despite numerous attempts using different communication channels. All owners contacted supported the decision to de-name and re-name the Drive. This met the 75% support required in the Naming Procedure 2020 for the change to proceed.

**Stage 2:** Between the 8 February and 11 March 2022 community was asked to offer their ideas for renaming the assets, in line with the Naming Procedure. 3,475 individual contributions were received through all engagement channels. This included Shape Your Ipswich, emails, phone conversations, face-to-face engagement through the pop-ups at Orion and Yamanto shopping centres, and Facebook. Suggestions were assessed against the eligibility criteria in the Naming Procedure. Within the 1154 eligible contributions, fifty-two (52) name categories met the criteria (Appendix 1).

**Stage 3:** The five most popular eligible name categories for each asset (see table below) were then shared in stage 3 of the engagement (24 March to 8 April). Community was invited to rank the five most popular name categories from stage 2 in order of preference. Community could also provide open comments describing why a suggestion was preferred.

Bridge		Drive	
Stage 2 Ideation (in order of popularity)	Stage 3 Ranking	Stage 2 Ideation (in order of popularity)	Stage 3 Ranking
Ash Barty	An Indigenous name chosen by Traditional Custodians	Ash Barty	An Indigenous name chosen by Traditional Custodians
An Indigenous name	Local flora or fauna (Rakali*)	An Indigenous name	Local flora or fauna (Rakali*)
Native flora or fauna (Rakali)	Ash Barty	Native flora or fauna (Rakali)	Jeff Watson
Local (non-sports) hero, founding resident or pioneer family	Local (non-sports) hero, founding resident or pioneer family	Local (non-sports) hero, founding resident or pioneer family	Local (non-sports) hero, founding resident or pioneer family
No Name	No Name	Jeff Watson	Ash Barty

\*Correct name for animal in local language to be confirmed. Comment was received from a participant that the correct name in local language is "Kuril".

### 1.3 Community Sentiment

Comments received in stages 2 and 3 identified a strong sentiment that opposed the decision to change the name of either asset.

In stage 2 (open call for suggestions) 2,026 of the 3,745 contributions did not support a name change for either asset. In stage 3 (ranking suggested names) 54% of comments on social media were against the name change. The reaction to all comments were tallied and 88.5% of the reactions were against changing the names. Of the comments received via Shape Your Ipswich for this stage, 27% (15/52) of the themes were against the change. The three most common reasons given for opposing the change were 1. "A waste of money" 2. pro-Paul Pisasale comments and 3. "just leave it".

Support for an Indigenous name for both assets 33% (18/52) was the most common sentiment expressed in this forum.



## 2 Introduction

At the December 2021 Council Ordinary Meeting, Council approved the following recommendations:

- D. That Council de-name the Paul Pisasale Bridge, Springfield Central, and conduct community consultation on renaming in line with Council's Naming Procedure.
- E. That Council de-name Pisasale Drive, Yamanto, and conduct landholder and community consultation on re-naming in line with Council's Naming Procedure.
- F. That a report be prepared for 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 the Council's Naming Procedure.

This report details the methods and findings for each stage of the engagement process for Council's consideration.

### 2.1 How we engaged

The purpose of this engagement was to facilitate community participation in identifying suitable names to replace the previous asset names for the bridge on Sinnathamby Boulevard (formerly Paul Pisasale Bridge), and Pisasale Drive. The objectives of the engagement were to:

- Raise awareness of the Mayoral Motion to re-name the assets and the Council Naming Procedure
- Provide multiple opportunities for community to contribute to the discussion and make suggestions for new names, both digitally and face-to-face
- Provide Council with information on potential names identified by the community for both assets.

There was an additional step in the engagement for Pisasale Drive. The Council Naming Procedure requires 75% of directly affected property owners along the drive to endorse a name change. As there were no property owners for the Bridge this step was not a requirement prior to engaging with the community.

The three stages of engagement were:

- **Stage 1. (Jan 20 - 31, 2022)** Seek support from 75% of affected property owners to re-move current name (Drive only).
- **Stage 2. (Feb 8 – 11 March 2022)** Open call out to community seeking ideas for new names to replace previous names for Bridge and Drive.
- **Stage 3. (March 24 – April 8, 2022)** Community ranks five most popular suggestions from Stage 2 for the Bridge and the Drive.

Community were able to contribute their preferences and sentiments related to the project through a number of avenues: social media, the online engagement platform (Shape Your Ipswich), face to face engagement (pop up stalls at Orion and Yamanto Central) email and direct telephone



calls with the property owners along the Drive. Telephone calls to property owners were undertaken during Stage 1. of the engagement.

Quantitative and qualitative data was collected from participants during each engagement phase from all methods, in accordance with council's Information Privacy Policy. Quantitative data was downloaded from the various digital platforms and/or transcribed into a master Excel database by project staff. The data was cleaned, de-identified, aggregated and charted in the master database. Open thematic analysis of qualitative comments was carried out using Excel.

### 3 What the community told us

Over the three stages of the engagement for the project, interest from the community was above average in comparison with other engagement campaigns. The number of contributions via the Shape Your Ipswich Page increased 2.44 times from stage 2 (make a suggestion) to stage 3 (prioritise the suggestions).

Awareness of this project was triggered by a media release, an Ipswich First article and via Ipswich City Council's social media channels. Community had the choice to respond directly to the post / comment thread or follow the link to Shape Your Ipswich, which provided more detailed information and the opportunity to comment and make suggestions. Two pop-up stalls were held at the shopping centres near the Bridge and Drive to raise awareness, promote engagement and provide a face-to-face engagement option for residents living near the assets.

Engagement Channel	Stage 1	Stage 2	Stage 3	Total
Social media comments and reactions	n/a	3,273	3,167	6,440
Shape Your Ipswich contributions	n/a	132	322	454
Orion and Yamanto Central Pop-Up comments	n/a	62	n/a	62
Email/telephone	3	8	1	12
<b>Total contributions received - all channels</b>	<b>3</b>	<b>3,475</b>	<b>3,490</b>	<b>6,965</b>

#### 3.1 Summary - Stage 1, Engagement with directly affected landholders

There are seven property lots owned by four different entities on Pisasale Drive. Four lots are owned by one entity. Multiple attempts were made to connect with all owners and seek their support for the proposed change of name for the Drive. All owners were sent notification via registered mail. The engagement team successfully connected with three of the four owners via email and phone, including the owner of four of the affected lots. All owners contacted supported the removal of the existing name (Pisasale Drive) and made suggestions for new names, which were added to the list of suggestions put forward in stage 2 by the community. The fourth owner was not able to be contacted after multiple attempts by mail, phone, email and online searches.





### 3.2 Summary - Stage 2, Community-wide ideation on alternative names

Between 8 Feb – 11 March 2022, 3,475 individual contributions on name alternatives were received through all engagement channels. This included Shape Your Ipswich, emails, phone conversations, face to face engagement through the pop-ups at Orion and Yamanto shopping centres and Facebook. Suggestions were assessed against the eligibility criteria in the Naming Procedure. Of the total contributions (3,475), fifty-two (52) name categories (from eligible 1,154 submissions) met the criteria of the Naming Procedure.

	# Total eligible contributions	# Name categories*
Both Bridge and Drive	994	12
Drive only	52	24
Bridge only	108	16
<b>TOTAL</b>	<b>1,154</b>	<b>52</b>

\*multiple contributions proposed the same name category

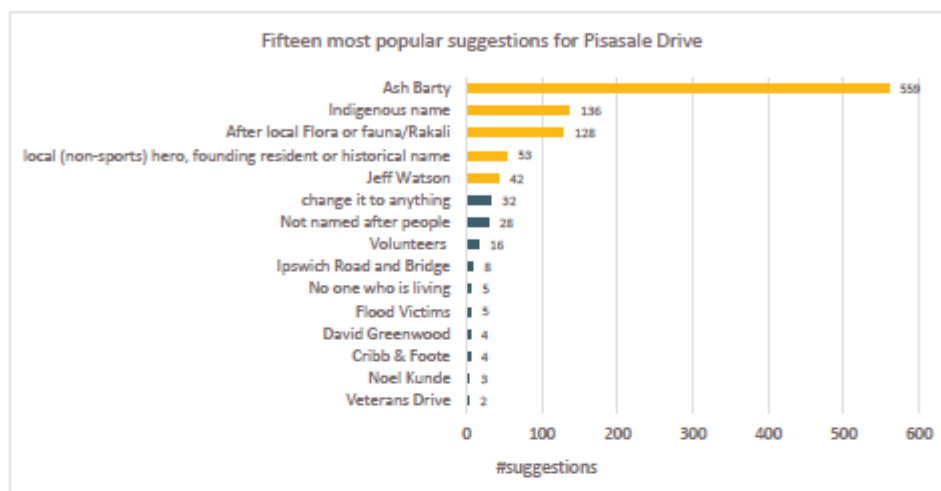
#### 3.2.1 Ineligible Contributions

Of the 3,475 contributions received approximately 67% did not meet the criteria or requirements of the Naming Procedure (2,321 of 3,475). The majority of these ineligible contributions (2,026) did not support a name change for either asset and wanted the names to remain for both assets. Council's decision to rename both assets along with the affected landholders' agreement for renaming the asset means these are precluded from further analysis or consideration. Additionally, the names to be changed do not meet Item 1.4.11 of the Naming Procedure. Item 1.4.11 of the 2020 Naming Procedure states: "Estate names, business names, product names, religious names or themes, political names or themes, developer, consultant and Council staff or Councillor's names are not acceptable".

#### 3.2.2 Suggestions for Pisasale Drive

Thirty-six (36) eligible name categories for Pisasale Drive were harvested from all engagement data, including ICC's social media, Shape Your Ipswich online forum, emails, phone calls and face-to-face engagement. The table below shows the 15 most popular suggestions for renaming the Drive and the frequency in which that category was submitted. The top five were shared with and ranked by the community to indicate the preferred option.





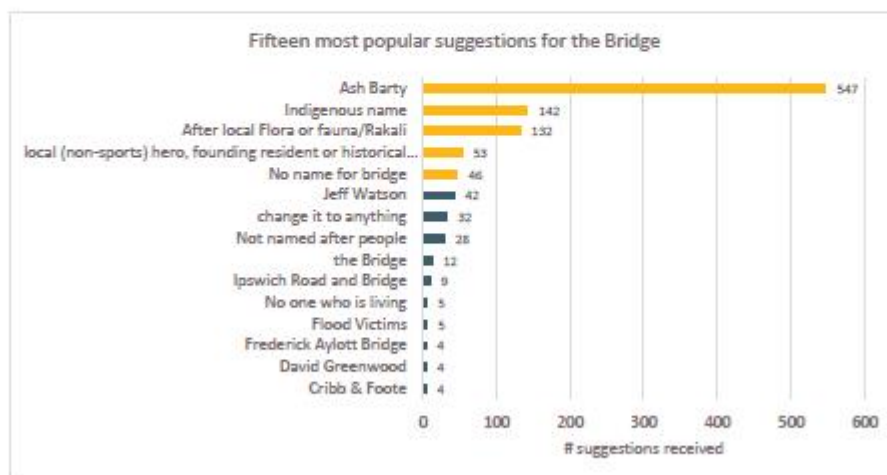
### 3.2.3 Suggestions for the Bridge

Twenty-eight (28) eligible name categories for the Bridge were harvested from all forms of engagement, including ICC social media, Shape Your Ipswich online forum, emails, phone calls and face to face engagement. The table below shows the 15 most popular suggestions for renaming the bridge and the number of times that suggestion was received. The top five were shared with and ranked by the community to indicate the preferred option. Ash Barty winning the Women's Single's Final at the 2022 Australian Open at the time of this engagement, likely explains the popularity of Ash Barty as the most popular suggestion for both assets.

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Item 6 / Attachment 1.



3.2.4 Comments on SYI page for Stage 2

Below are de-identified examples of the comments made in Stage 2 of the engagement on the Shape Your Ipswich Page.





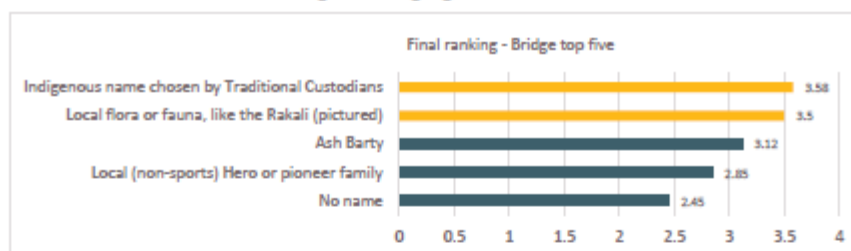
### 3.3 Summary -Stage 3, Community-wide ranking on most popular name categories

Stage 3 of the engagement provided the community an opportunity to comment on and rank the top five suggestions received in Stage 2 for both the Bridge and the Drive. The Ipswich First article (28 March) directed community to the Shape Your Ipswich page. This Ipswich First article was viewed 10,738 times making it the third most viewed article for 2022 to date.

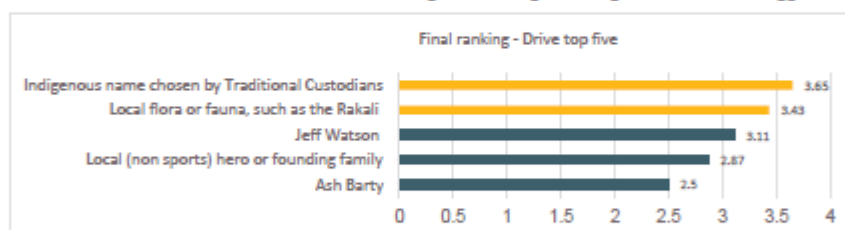
#### 3.3.1 Shape Your Ipswich Data

The SYI page for the final round of engagement asked community to rank the top five suggestions received for each asset. These suggestions were not listed in order of popularity from the previous round and the order automatically changed for each new view to minimise the risk of influencing the results. Community could post comments to support their preference.

The top five suggestions for the Bridge were: Indigenous name chosen by the Traditional Custodians; local flora or fauna, like the Rakali; Ash Barty; Local (non-sports Hero) or pioneer family and "no name". This activity had 205 contributors. The table below illustrates the weighted average ranking for each of the suggestions. Please note: A comment was received stating that the name for the Rakali in local Indigenous language is "Kuril".



The top five suggestions for the Drive were: Indigenous name chosen by the Traditional Custodians; local flora or fauna, like the Rakali; Jeff Watson (who was the 'lollypop' man at Ipswich Central for over twenty years); Local (non-sports Hero) or pioneer family and Ash Barty. This activity had 55 contributors. The table below illustrates the weighted average ranking for each of the suggestions.



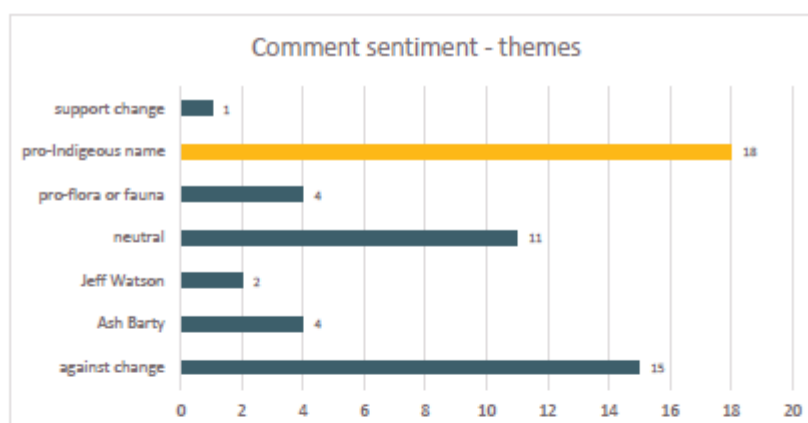


### 3.3.2 Comments of SYI Page Stage 3 – Ranking preferences

Community were invited to comment or contribute to a conversation on their preferred name for the bridge and drive. Twenty-six (26) of the fifty-five (55) comments received related to both assets. Fifteen (15) comments did not specifically relate to either asset. There were more comments regarding the bridge (10) than the drive (4).

The most common sentiment expressed in the comments were those in support of an Indigenous name for the bridge and drive. People also suggested Indigenous names for the bridge including "Ugarapul" after the Traditional Custodians or "Bilin Bilin", an Aboriginal man who worked closely with the early settlers in Ipswich.

*"I highly recommend the new name to be 'UGARAPUL' for this bridge, as it should be in recognition of the 'Traditional Owner's' past, present, and future generations of City Of Ipswich, As a young generation (Myself) who is all about Aboriginal Culture, I would love to see my children 'Jarjums' (the next generation) and extended families to be proud of who they are and where they originally came from. IpswichIsWhereHomels #UgarapulTribe"*



The second most common sentiment expressed did not support changing the names. These comments ranged from "stop wasting money" to comments in support of acknowledging the contribution of the previous Mayor, Paul Pisasale.

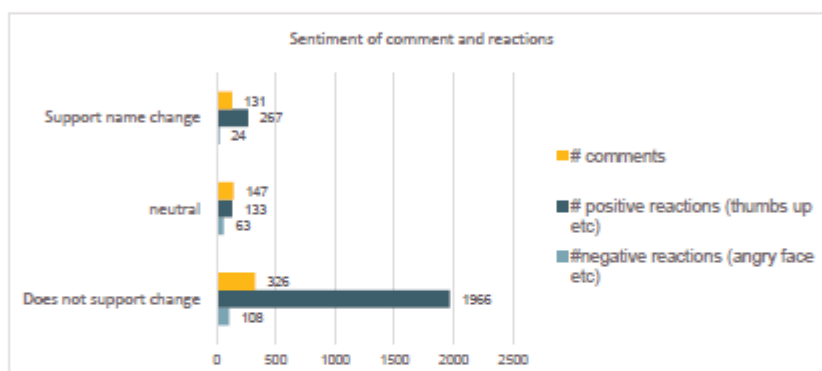
*"If not left as Paul Pisasale Bridge; no name at all. My choice: Paul Pisasale Bridge"*

The third most common sentiment category was neutral and did not relate to naming of the assets.

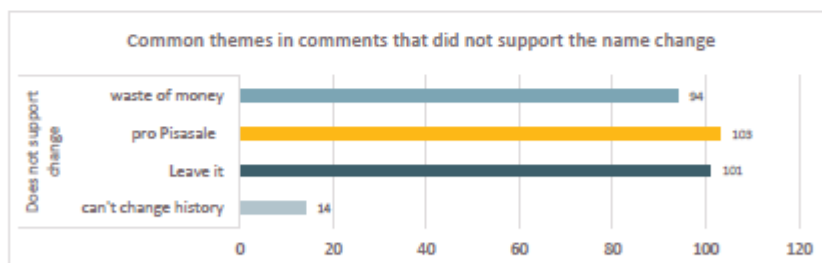


### 3.3.3 Comments on Social Media

There were 3,167 comments and reactions to comments made on the Ipswich City Council Facebook and the Queensland Times Facebook post during stage 3. Comments were categorised according to whether the comment generally supported the re-naming of the bridge and drive, were actively against the motion to change the names, or general (if no positive or negative sentiment was expressed in the comment). These categories were developed organically through the process of open thematic analysis. The number of positive or negative reactions against each of the comments were also recorded.



The chart above indicates that most comments and reactions voiced opinions that did not support the name change. The negative sentiment fell into four common themes. The table below illustrates the frequency and popularity of each theme.





## 4 Who engaged with Shape Your Ipswich?

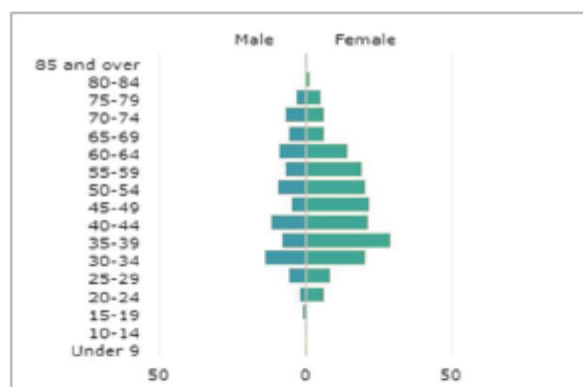
Between the 4 February 2022 (Stage 2 engagement opened) and 8 April (close of Stage 3), the Shape Your Ipswich project page was viewed 5,083 times by 2,764 visitors, with 93.37% (2,579) of visitors being first time users of the Shape Your Ipswich. platform.

### 4.1 Age

Engagement in this project was popular with younger community members with approximately 60% of contributors aged between 15 and 50.

### 4.2 Gender

Most contributors identified as female (65%) with 32% identifying as male. The remaining 3% identifying as gender variant or preferred not to specify.



### 4.3 Location

Place of residence was identified by 254 of the registered contributors. Of these 254 people 22% (56) lived near the Bridge in Springfield Central and 10% (25) people lived near the road in Yamanto and neighbouring suburbs.



## 5 Conclusion

Review and analysis of the data from all engagement activities identified the following key findings from the community.

1. The highest ranked suggestion received from community to re-name both the bridge and drive was for Council to consult with the Traditional Custodians of this area for a local Indigenous word/name. This suggestion was supported in both qualitative and quantitative data sources.
2. The primary sentiment identified through the community engagement was a preference not to change the names of the assets. This sentiment was prevalent in both stage 2 and 3 of the engagement. The most common reasons provided opposing the change of name was "a waste of Council Money", followed by comments that reflected the history of former Mayor Paul Pisasale.



## Appendix 1.

### Eligible name suggestions by category

Suggested name categories for both the Bridge and Pisasale Drive	Suggested name categories for the Bridge	Suggested name categories for Pisasale Drive
Rakali	Adbus Salam	David Greenwood
Ash Barty	Auntie Fay Carr	Deebling Creek Mission Drive
Cribb & Foote	Curtis McGrath Bridge	Defence
David Greenwood	Darcy Doyle	Bob Titcombe
Flood Victims	Enviro Bridge	Chris Bate
Ipswich Road and Bridge	Frederick Aylott Bridge	Ernest Henry William Meyers
Jeff Watson	Harmony Bridge	F1-11 Drive
Noel Kunde	Harold Blair	Kemers Road
Kookaburra	Humba Yumba	Lance Corp. Andrew Jones
Greg Ritchie	Ivy May Pearce	Leah Neale
Volunteers	Jack McMahon	Lindsay Esposito Drive
Ugarapul	Jeremy Edwards	Muys
	Jim Gardner	Old Brickworks Road
	Lacey H. Rumsey	Ozzie Drive
	Night Nav bridge	Veterans Drive
	Bilin Bilin Bridge	Vi Jordan
		Amberley
		Jets
		C130
		Old Mission Drive
		Reconciliation Way
		Deebling Drive
		Deebling Creek Drive
		Grampian Drive (continue from existing road)





# PROCEDURE

**Our Values:**  
 Collaboration  Communication  Integrity  Efficiency  Leadership

NAMING PROCEDURE	Document No: A5207469 Procedure No: PD-006
<p><b>1.1. Objectives:</b> The objectives of this procedure are to ensure the consistency of the naming/renaming of all roads, private roads, parks, bridges and places within the Ipswich Local Government Area and to ensure easy identification and trouble-free location and access to all properties within the Ipswich Local Government Area especially by Emergency Services and Australia Post.</p> <p><b>1.2. Regulatory Authority:</b> <i>Local Government Act 2009</i>, Chapter 3, Part 3, Division 1, Section 59 &amp; 60 (2) (c) &amp; (d); and Australian/New Zealand Standard, Rural and urban addressing (AS/NZS 4819:2011).</p> <p><b>1.3. Scope:</b> This procedure applies to the naming or re-naming of all new and existing roads, private roads, parks (including individual park features or facilities), bridges and places in, or which traverse the Ipswich Local Government Area and that fall under the control of the Ipswich City Council.</p> <p><b>1.4. Roles, responsibilities and actions:</b></p> <p><b>1.4.1.</b> The naming or re-naming of Trunk roads and City Wide or District facilities is to be referred to the Executive Leadership Team and then to the relevant Council Committee for consideration and determination. The naming or re-naming of all other (local) infrastructure is to be approved under the appropriate officer delegation arrangements.</p> <p><b>1.4.2.</b> An application must be lodged with Ipswich City Council stating the proposed name(s) for each road (including private roads), park (including individual park feature or facilities), bridge or place to be named or renamed along with the rationale, background or derivation of each name which is accompanied by a proposed layout plan.</p> <p><b>1.4.3.</b> In the instance of naming associated with development, the Developer must suggest at least two (2) names for each proposed naming. Consideration should be given to the naming of an overall open space (park) area, as well as clubhouses, sports fields or other individual facilities within the park. Naming associated with development should reflect an estate stage theme.</p> <p><b>1.4.4.</b> The names should be socially acceptable and inoffensive.</p> <p><b>1.4.5.</b> There is to be no duplication of road names in the same suburb or neighbouring suburbs. There are also to be no names close in spelling or pronunciation which may cause confusion (particularly if in the same suburb or neighbouring suburbs).</p>	

- 1.4.6. Names which could be aligned with the following are to be avoided:
- 1.4.6.1. Offensive, profane, racist, derogatory, demeaning or likely to offend;
  - 1.4.6.2. Inappropriate sounding when pronounced;
  - 1.4.6.3. Deemed incongruous - out of place;
  - 1.4.6.4. Difficult to pronounce or spell.
- 1.4.7. Roads to be named in a manner that allows for logical and unambiguous street numbering and according to road hierarchy.
- 1.4.8. The designation of road name type is to be appropriate to the geometry and hierarchy of the road.
- 1.4.9. Names should not be overly long to take into consideration the length of the road sign.
- 1.4.10. Hyphenated names are generally not acceptable.
- 1.4.11. Estate names, business names, product names, religious names or themes, political names or themes, developer, consultant and Council staff or Councillor's names are not acceptable.
- 1.4.12. Names of Pioneers, an individual or family who have an exemplary long history associated to the area may be considered for approval. Preference is for single names such as family or surname rather than Christian names or initials.
- 1.4.13. Names of local identities such as national level sporting or cultural achievements may be considered.
- 1.4.14. Rationale regarding the background of each proposed name or estate name theming must be provided.
- 1.4.15. Council may consider reviewing or re-naming a road or other named facility or infrastructure where the name is that of a person who has been convicted of an Indictable Offence against the Criminal Code or who has been convicted of an electoral offence contrary to the Local Government Electoral Act 2011 or has been convicted of an offence under s153 of the Local Government Act 2009 or the like.
- 1.4.16. Prior to consideration of any proposed name change, consultation must be undertaken with affected or potentially inconvenienced businesses and residents. Such consultation may be carried out in association with the Community Engagement Branch of the Arts, Social Development and Community Engagement Department. Any proposed name change shall not proceed unless there is a clear majority (eg.75%) of businesses and residents affected by the proposed change as a result of the consultation process.
- 1.5. Procedure Author:  
The Development Planning Manager is responsible for the review and revision of this procedure.

Date of approval: 27 November 2018  
Title of Manager: Acting City Planner  
Date to be reviewed: 27 November 2020



**UNCONFIRMED MINUTES OF COUNCIL SPECIAL MEETING**

**30 JUNE 2022**

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

**MEETING  
ATTENDANCE VIA  
AUDIO LINK**

Councillor Andrew Fechner requested attendance at the Special Council Meeting of 30 June 2022 via audio link.

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

**That in accordance with section 254K of the *Local Government Regulation 2012* and 8.6.2 of Council's Meeting Procedures Policy, Councillor Andrew Fechner be permitted to participate in the meeting via audio link.**

**AFFIRMATIVE**

Councillors:

Harding  
Madsen  
Ireland  
Tully  
Doyle  
Kunzelmann  
Milligan  
Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

**WELCOME TO  
COUNTRY OR  
ACKNOWLEDGEMENT  
OF COUNTRY**

Councillor Kate Kunzelmann

**OPENING PRAYER**

Councillor Paul Tully

**APOLOGIES AND  
LEAVE OF ABSENCE**

Nil

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

DEPUTY MAYOR  
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 item:

- Item 6.5 titled Rates Concessions – Charitable, Non Profit/Sporting Organisations – Recommendation B which refers to Attachment 3 titled 2022-2023 General rate concession List 2.

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 this matter is being discussed and voted on.

COUNCILLOR KATE  
KUNZELMANN

In accordance with section 150EQ of the *Local Government Act 2009*, Councillor Kate Kunzelmann informed the meeting that she has a declarable conflict of interest in the following item:

- Item 6.5 titled Rates Concessions – Charitable, Non Profit/Sporting Organisations – Recommendation D which refers to Attachment 5 titled 2022-2023 General rate concession List 4.

The nature of the interest is that Councillor Kunzelmann's partner is an ordinary member of Legacy (not an executive member) and that Councillor Kunzelmann is an ordinary member of Ipswich Hospice Inc. (not an executive member).

Councillor Kate Kunzelmann advised that she will leave the meeting room (including any area set aside for the public) while this matter is being discussed and voted on.

COUNCILLOR PAUL  
TULLY

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

- Item 6.5 titled Rates Concessions – Charitable, Non-Profit/Sporting Organisation – Recommendation C which refers to Attachment 4 titled 2022-2023 General rate concession List 3.

The nature of Councillor Tully's interest is that:

- three years ago he was a former president and former patron of Goodna & District Rugby League Club
- he is an honorary life member of the Goodna Bowls Club
- his spouse is employed by an associated entity of the Salvation Army (Queensland) Property Trust that is not related to the commercial activities of the Trust.

Councillor Paul Tully declared that these matters are of no personal benefit to him.

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

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

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

AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

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

## **6. OFFICERS' REPORTS**

### **BUDGET SPEECH FOR THE ADOPTION OF THE 2022-2023 BUDGET**

Mayor Teresa Harding presented the 2022-2023 budget speech.

Attachments

1. Mayor's 2022-2023 Budget Speech

### **6.1 ADOPTION OF THE 2022-2023 BUDGET AND ASSOCIATED MATTERS**

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

- A. That Ipswich City Council receive and note the contents of this report concerning the 2022-2023 Budget and associated matters.**
- B. That Ipswich City Council receive and note the Statement of Estimated Financial Position for the previous financial year 2021-2022, outlined in Attachment 1.**
- C. That in accordance with section 81 of the *Local Government Regulation 2012*, Ipswich City Council decide the different rating categories of rateable land in the local government area as follows:**
  - (a) the rating categories of rateable land in the local government area are in column 1 of the table below which is stated in Part 2 of the 2022-2023 Budget in Attachment 2;**
  - (b) the description of each of the rating categories of rateable land in the local government area are in column 2 of the table below which is stated in Part 2 of the 2022-2023 Budget in Attachment 2;**
  - (c) the rating category to which each parcel of rateable land in the local government area belongs, is the rating category which is included in the Council's rating files at the date of issue of a relevant quarterly rating assessment notice.**



Column 1 Rating category of rateable land		Column 2 Description of rating category
1	Land not in Brookwater used for a residential purpose which is owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is owner occupied; (d) is not located in Brookwater.
4	Land not used for a residential purpose or for profit purpose.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is not used for a residential purpose or for profit purpose.
8	Land in Brookwater used for a residential purpose which is owner occupied or which is vacant land that is potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is either: (i) primarily residential and owner occupied; or (ii) vacant land that is potential owner occupied; (c) is located in Brookwater.
9	Land not in Brookwater used for a residential purpose which is not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is not owner occupied; (d) is not located in Brookwater.
10	Land not in Brookwater which is vacant land less than 20,000m <sup>2</sup> that is potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is vacant land; (c) is less than 20,000m <sup>2</sup> ; (d) is potential owner occupied; (e) is not located in Brookwater.

11	Land not in Brookwater used for a residential purpose which is owner occupied that is in a community titles scheme not in a high rise structure.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is owner occupied; (d) is included in a community titles scheme; (e) is not in a high rise structure; (f) is not located in Brookwater.
15	Land in Brookwater used for a residential purpose which is not owner occupied or which is vacant land that is not potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is either: (i) primarily residential and is not owner occupied; or (ii) vacant land that is not potential owner occupied; (c) is located in Brookwater.
16	Land not in Brookwater used for a residential purpose which is not owner occupied that is in a community titles scheme not in a high rise structure.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is not owner occupied; (d) is included in a community titles scheme; (e) is not in a high rise structure; (f) is not located in Brookwater.
17	Land not in Brookwater used for a residential purpose which is owner occupied that is in a community titles scheme in a high rise structure.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is owner occupied; (d) is included in a community titles scheme; (e) is in a high rise structure; (f) is not located in Brookwater.
18	Land not in Brookwater used for a residential purpose which is not owner occupied that is in a community titles scheme in a high rise structure.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) is not owner occupied; (d) is included in a community titles scheme; (e) is in a high rise structure; (f) is not located in Brookwater.

19	Land not in Brookwater which is vacant land less than 20,000m <sup>2</sup> that is not potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is vacant land; (c) is less than 20,000m <sup>2</sup> ; (d) is not potential owner occupied; (e) is not located in Brookwater.
22a	Land used for a multi residential purpose, with two dwellings or a dwelling with an auxiliary unit, which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes: (i) two dwellings; or (ii) a dwelling with an auxiliary unit; (d) none of the dwellings or the auxiliary unit are owner occupied.
22b	Land used for a multi residential purpose with three to five dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes three to five dwellings; (d) one or more of the dwellings is not owner occupied.
22c	Land used for a multi residential purpose with six to nine dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes six to nine dwellings; (d) one or more of the dwellings is not owner occupied.
22d	Land used for a multi residential purpose with 10 to 14 dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes 10 to 14 dwellings; (d) one or more of the dwellings is not owner occupied.

22e	Land used for a multi residential purpose with 15 to 19 dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes 15 to 19 dwellings; (d) one or more of the dwellings is not owner occupied.
22f	Land used for a multi residential purpose with 20 to 29 dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes 20 to 29 dwellings; (d) one or more of the dwellings is not owner occupied.
22g	Land used for a multi residential purpose with 30 to 39 dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes 30 to 39 dwellings; (d) one or more of the dwellings is not owner occupied.
22h	Land used for a multi residential purpose with 40 or more dwellings which are not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily residential; (c) includes 40 or more dwellings; (d) one or more of the dwellings is not owner occupied.
23	Land not in Brookwater which is vacant land that is 20,000m <sup>2</sup> or greater and is potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is vacant land; (c) is 20,000m <sup>2</sup> or greater; (d) is potential owner occupied; (e) is not located in Brookwater.
24	Land not in Brookwater which is vacant land that is 20,000m <sup>2</sup> or greater and is not potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is vacant land; (c) is 20,000m <sup>2</sup> or greater; (d) is not potential owner occupied; (e) is not located in Brookwater.

25	Land which is vacant land requiring rehabilitation as the subject of a previous extractive industry involving coal mining.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is vacant land; (c) has the Secondary Land Use Code of 78 Previous extractive industries land use requiring site rehabilitation; (d) requires rehabilitation as the subject of a previous extractive industry involving coal mining.
41	Land used for a farming and grazing purpose which is owner occupied or potential owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for farming and grazing; (c) is either: (i) owner occupied; or (ii) potential owner occupied.
42	Land used for a farming and grazing purpose which is not owner occupied.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for farming and grazing; (c) is not owner occupied.
43a	Land used for a commercial purpose with a rateable value of less than \$200,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of less than \$200,000.
43b	Land used for a commercial purpose with a rateable value of \$200,000 to less than \$500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of \$200,000 to less than \$500,000.

43c	Land used for a commercial purpose with a rateable value of \$500,000 to less than \$1,000,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of \$500,000 to less than \$1,000,000.
43d	Land used for a commercial purpose with a rateable value of \$1,000,000 to less than \$2,500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of \$1,000,000 to less than \$2,500,000.
44a	Land used for a commercial purpose with a rateable value of \$2,500,000 to less than \$5,000,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of \$2,500,000 to less than \$5,000,000.
44b	Land used for a commercial purpose with a rateable value of \$5,000,000 or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a commercial use; (c) has a rateable value of \$5,000,000 or greater.
45	Land used for a noxious industry that is not in rating categories 46, 47b and 50.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a noxious industry; (c) is not in rating categories 46, 47b and 50.

46	Land used for a noxious industry involving waste recycling or waste processing.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) has the Secondary Land Use Code of 37 Noxious Industry - Waste Recycling/Processing; (c) is primarily for a noxious industry involving waste recycling or waste processing.
47a	Land used for an extractive industry involving coal mining or the rehabilitation of land the subject of a previous or current extractive industry involving coal mining.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) has the Secondary Land Use Codes of 00 Coal mining and ancillary and/or associated activities including mine rehabilitation; (c) is primarily for an extractive industry involving coal mining or the rehabilitation of land the subject of a previous or current extractive industry involving coal mining.
47b	Land used for a noxious industry involving a landfill.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) has any of the following Secondary Land Use Codes: (i) 17 Noxious Industry Land Fill - Putrescible Material; (ii) 27 Noxious Industry Land Fill - Non Putrescible Material; (c) is primarily for a noxious industry involving a landfill.

48	Land used for an extractive industry that is not in rating category 47a.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for an extractive industry not involving any of the following: (i) coal mining; (ii) rehabilitation of land the subject of a previous or current extractive industry involving coal mining; (c) is not in rating category 47a.
49a	Land used for a light industry with a rateable value of less than \$500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a light industry; (c) has a rateable value of less than \$500,000.
49b	Land used for a light industry with a rateable value of \$500,000 to less than \$1,000,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a light industry; (c) has a rateable value of \$500,000 to less than \$1,000,000.
49c	Land used for a light industry with a rateable value of \$1,000,000 to less than \$2,500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a light industry; (c) has a rateable value of \$1,000,000 to less than \$2,500,000.
49d	Land used for a light industry with a rateable value of \$2,500,000 to less than \$5,000,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a light industry; (c) has a rateable value of \$2,500,000 to less than \$5,000,000.



49e	Land used for a light industry with a rateable value of \$5,000,000 or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a light industry; (c) has a rateable value of \$5,000,000 or greater.
50	Land used for a heavy industry.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) if the land has a Primary Council Land Use Code of 37 Noxious/Offensive Industry, the land also has a Secondary Land Use Code of 99 Power Station; (c) is primarily for a heavy industry.
55a	Land used for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> and a rateable value of less than \$200,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> ; (c) has a rateable value of less than \$200,000.
55b	Land used for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> and a rateable value of \$200,000 to less than \$500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> ; (c) has a rateable value of \$200,000 to less than \$500,000.
55c	Land used for a retail purpose with a total GLA less of than 5,000m <sup>2</sup> and a rateable value of \$500,000 to less than \$1,000,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> ; (c) has a rateable value of \$500,000 to less than \$1,000,000.

55d	Land used for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> and a rateable value of \$1,000,000 to less than \$2,500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of less than 5,000m <sup>2</sup> ; (c) has a rateable value of \$1,000,000 to less than \$2,500,000.
55e	Land used for a retail purpose with a total GLA of 5,000m <sup>2</sup> to less than 7,500m <sup>2</sup> and a rateable value of less than \$2,500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 5,000m <sup>2</sup> to less than 7,500m <sup>2</sup> ; (c) has a rateable value of less than \$2,500,000.
55f	Land used for a retail purpose with a total GLA of 7,500m <sup>2</sup> to less than 10,000m <sup>2</sup> and a rateable value of less than \$2,500,000.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 7,500m <sup>2</sup> to less than 10,000m <sup>2</sup> ; (c) has a rateable value of less than \$2,500,000.
55g	Land used for a retail purpose with a total GLA of less than 10,000m <sup>2</sup> and a rateable value of \$2,500,000 or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of less than 10,000m <sup>2</sup> ; (c) has a rateable value of \$2,500,000 or greater.
55h 1	Land used for a retail purpose with a total GLA of 10,000m <sup>2</sup> to less than 12,500m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 10,000m <sup>2</sup> to less than 12,500m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .

55h 2	Land used for a retail purpose with a total GLA of 12,500m <sup>2</sup> to less than 15,000m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 12,500m <sup>2</sup> to less than 15,000m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55h 3	Land used for a retail purpose with a total GLA of 15,000m <sup>2</sup> to less than 17,500m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 15,000m <sup>2</sup> to less than 17,500m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55h 4	Land used for a retail purpose with a total GLA of 17,500m <sup>2</sup> to less than 20,000m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 17,500m <sup>2</sup> to less than 20,000m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55i 1	Land used for a retail purpose with a total GLA of 20,000m <sup>2</sup> to less than 25,000m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 20,000m <sup>2</sup> to less than 25,000m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55i 2	Land used for a retail purpose with a total GLA of 25,000m <sup>2</sup> to less than 30,000m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 25,000m <sup>2</sup> to less than 30,000m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .

55j	Land used for a retail purpose with a total GLA of 30,000m <sup>2</sup> to less than 45,000m <sup>2</sup> and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 30,000m <sup>2</sup> to less than 45,000m <sup>2</sup> ; (c) has a land area of less than 200,000m <sup>2</sup> .
55k	Land used for a retail purpose with a total GLA of 45,000m <sup>2</sup> or greater and a land area of less than 200,000m <sup>2</sup> .	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 45,000m <sup>2</sup> or greater; (c) has a land area of less than 200,000m <sup>2</sup> .
55l	Land used for a retail purpose with a total GLA of 10,000m <sup>2</sup> to less than 20,000m <sup>2</sup> and a land area of 200,000m <sup>2</sup> or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 10,000m <sup>2</sup> to less than 20,000m <sup>2</sup> ; (c) has a land area of 200,000m <sup>2</sup> or greater.
55m	Land used for a retail purpose with a total GLA of 20,000m <sup>2</sup> to less than 30,000m <sup>2</sup> and a land area of 200,000m <sup>2</sup> or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 20,000m <sup>2</sup> to less than 30,000m <sup>2</sup> ; (c) has a land area of 200,000m <sup>2</sup> or greater.
55n	Land used for a retail purpose with a total GLA of 30,000m <sup>2</sup> to less than 45,000m <sup>2</sup> and a land area of 200,000m <sup>2</sup> or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 30,000m <sup>2</sup> to less than 45,000m <sup>2</sup> ; (c) has a land area of 200,000m <sup>2</sup> or greater.

55o	Land used for a retail purpose with a total GLA of 45,000m <sup>2</sup> or greater and a land area of 200,000m <sup>2</sup> or greater.	Land which meets all of the following criteria: (a) has any of the Primary Council Land Use Codes for this rating category; (b) is primarily for a retail purpose with a total GLA of 45,000m <sup>2</sup> or greater; (c) has a land area of 200,000m <sup>2</sup> or greater.
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- D. That in accordance with section 257 of the *Local Government Act 2009*, Ipswich City Council delegate to the Chief Executive Officer the power to identify the rating category to which each parcel of rateable land belongs under section 81(4) and (5), section 82 and any other applicable provision of Chapter 4 of the *Local Government Regulation 2012*.
- E. That in accordance with section 94 of the *Local Government Act 2009* and section 80 of the *Local Government Regulation 2012*, Ipswich City Council decide to levy differential general rates on rateable land in the local government area, on the basis stated in Part 2 of the 2022-2023 Budget in Attachment 2.
- F. That in accordance with section 74 and section 76 of the *Local Government Regulation 2012*, Ipswich City Council decide that the rateable value of land for the financial year will be the three (3)-year averaged value of the land, on the basis stated in Part 2 of the 2022-2023 Budget in Attachment 2.
- G. That in accordance with section 80 of the *Local Government Regulation 2012*, Ipswich City Council decide that the differential general rates for each rating category of rateable land in the local government area is that in column 2 of the table below which is stated in Part 2 of the 2022-2023 Budget in Attachment 2.

Column 1 Rating category	Column 2 Differential general rates	Column 3 Minimum amount of general rates	Column 4 Limitation on increase of levied 2021-2022 differential general rates (%)
1	0.7052 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,054	15
4	0.7052 cents in the dollar on the rateable value of all rateable land in this rating category	\$646	15
8	0.7052 cents in the dollar on the rateable value of all rateable land in this rating category	\$2,559	15
9	0.9400 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,429	15
10	0.7052 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,054	15
11	0.7052 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,054	15
15	0.9400 cents in the dollar on the rateable value of all rateable land in this rating category	\$3,249	15
16	0.9400 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,429	15

17	0.7052 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,054	15
18	0.9400 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,429	15
19	0.9400 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,429	15
22a	0.9400 cents in the dollar on the rateable value of all rateable land in this rating category	\$2,859	15
22b	0.9400 cents in the dollar on the rateable value of all rateable land in this rating category	\$4,286	15
22c	0.9400 cents in the dollar on the rateable value of all rateable land in this rating category	\$8,574	15
22d	0.9400 cents in the dollar on the rateable value of all rateable land in this rating category	\$14,289	15
22e	0.9400 cents in the dollar on the rateable value of all rateable land in this rating category	\$21,433	15
22f	0.9400 cents in the dollar on the rateable value of all rateable land in this rating category	\$28,578	15
22g	0.9400 cents in the dollar on the rateable value of all rateable land in this rating category	\$42,866	15

22h	0.9400 cents in the dollar on the rateable value of all rateable land in this rating category	\$57,155	15
23	0.7052 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,054	15
24	1.1848 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,429	15
25	6.2623 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,429	15
41	0.6210 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,361	15
42	0.7903 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,361	15
43a	1.8778 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,348	15
43b	1.9717 cents in the dollar on the rateable value of all rateable land in this rating category	Not applicable	15
43c	2.0656 cents in the dollar on the rateable value of all rateable land in this rating category	Not applicable	15
43d	2.1595 cents in the dollar on the rateable value of all rateable land in this rating category	Not applicable	15



44a	2.3473 cents in the dollar on the rateable value of all rateable land in this rating category	Not applicable	15
44b	2.4881 cents in the dollar on the rateable value of all rateable land in this rating category	Not applicable	15
45	2.4412 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,780	15
46	5.4430 cents in the dollar on the rateable value of all rateable land in this rating category	\$26,007	15
47a	21.4628 cents in the dollar on the rateable value of all rateable land in this rating category	\$15,348	15
47b	34.3522 cents in the dollar on the rateable value of all rateable land in this rating category	\$496,768	15
48	3.1923 cents in the dollar on the rateable value of all rateable land in this rating category	\$2,285	15
49a	2.0656 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,510	15
49b	2.1595 cents in the dollar on the rateable value of all rateable land in this rating category	Not applicable	15
49c	2.2534 cents in the dollar on the rateable value of all rateable land in this rating category	Not applicable	15

49d	2.4411 cents in the dollar on the rateable value of all rateable land in this rating category	Not applicable	15
49e	2.5820 cents in the dollar on the rateable value of all rateable land in this rating category	Not applicable	15
50	3.0984 cents in the dollar on the rateable value of all rateable land in this rating category	Not applicable	15
55a	1.8778 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,348	15
55b	1.9717 cents in the dollar on the rateable value of all rateable land in this rating category	Not applicable	15
55c	2.0656 cents in the dollar on the rateable value of all rateable land in this rating category	Not applicable	15
55d	2.1595 cents in the dollar on the rateable value of all rateable land in this rating category	Not applicable	15
55e	2.5820 cents in the dollar on the rateable value of all rateable land in this rating category	Not applicable	7.5
55f	3.0045 cents in the dollar on the rateable value of all rateable land in this rating category	Not applicable	7.5
55g	3.4739 cents in the dollar on the rateable value of all rateable land in this rating category	Not applicable	7.5

55h1	4.7857 cents in the dollar on the rateable value of all rateable land in this rating category	\$343,797	15
55h2	4.7857 cents in the dollar on the rateable value of all rateable land in this rating category	\$425,058	15
55h3	4.7857 cents in the dollar on the rateable value of all rateable land in this rating category	\$506,319	15
55h4	4.7857 cents in the dollar on the rateable value of all rateable land in this rating category	\$587,579	15
55i1	4.7857 cents in the dollar on the rateable value of all rateable land in this rating category	\$695,940	15
55i2	4.7857 cents in the dollar on the rateable value of all rateable land in this rating category	\$803,938	15
55j	4.7857 cents in the dollar on the rateable value of all rateable land in this rating category	\$957,304	15
55k	4.7857 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,531,728	15
55l	4.7857 cents in the dollar on the rateable value of all rateable land in this rating category	\$975,271	15
55m	4.7857 cents in the dollar on the rateable value of all rateable land in this rating category	\$1,462,747	15

55n	4.7857 cents in the dollar on the rateable value of all rateable land in this rating category	\$2,195,455	15
55o	4.7857 cents in the dollar on the rateable value of all rateable land in this rating category	\$2,839,183	15

- H. That in accordance with section 77 of the *Local Government Regulation 2012*, Ipswich City Council decide that the minimum amount of general rates for certain rating categories of rateable land in the local government area is to be fixed to that amount in column 3 of the table in Resolution G, on the basis stated in Part 2 of the 2022-2023 Budget in Attachment 2.
- I. That in accordance with section 116 of the *Local Government Regulation 2012*, Ipswich City Council decide to limit the increase in the differential general rates for certain rating categories of rateable land in the local government area to not more than the differential general rates for the last financial year increased by the percentage stated in column 4 of the table in Resolution G, on the basis stated in Part 2 of the 2022-2023 Budget in Attachment 2.
- J. That in accordance with section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, Ipswich City Council decide to levy utility charges for waste management services on rateable land in the local government area that are in column 2 of the table below, on the basis stated in Part 3 of the 2022-2023 Budget in Attachment 2.

Column 1 Type of waste management service	Column 2 Waste management utility charge per waste management service (per annum)
Household waste service	\$397.00
Adjusted household waste service	\$198.40
Food organics garden organics waste service	\$80.00
Non-household waste service	\$397.00
Non-household waste levy	\$77.80

- K. That in accordance with section 94 of the *Local Government Act 2009*, section 94 of the *Local Government Regulation*

**2012 and section 128A of the *Fire and Emergency Services Act 1990*, Ipswich City Council decide to levy a special charge of \$39 per annum for the Rural Fire Brigades Services for the services, facilities or activities identified in the Rural Fire Resources Levy Special Charge Overall Plan, on rateable land in the local government area that specially benefits from the Rural Fire Brigades Services, on the basis stated in Part 4 of the 2022-2023 Budget in Attachment 2.**

- L. That in accordance with section 94 of the *Local Government Act 2009*, section 103 of the *Local Government Regulation 2012* and section 128A of the *Fire and Emergency Services Act 1990*, Ipswich City Council decide to levy a separate charge of \$3 per annum for the Rural Fire Brigades Services on rateable land in the local government area, on the basis stated in Part 5 of the 2022-2023 Budget in Attachment 2.**
- M. That in accordance with section 94 of the *Local Government Act 2009* and section 103 of the *Local Government Regulation 2012*, Ipswich City Council decide to levy a separate charge of \$52 per annum for the Ipswich Enviroplan on rateable land in the local government area, on the basis stated in Part 6 of the 2022-2023 Budget in Attachment 2.**
- N. That in accordance with section 107 of the *Local Government Regulation 2012* and section 114 of the *Fire and Emergency Services Act 1990*, Ipswich City Council decide that rates and charges (including the Emergency Management Levy) will be levied quarterly on the basis stated in Part 7 of the 2022-2023 Budget in Attachment 2.**
- O. That Ipswich City Council decide on the basis stated in Part 7 of the 2022-2023 Budget in Attachment 2:**
  - (a) the period within which rates and charges (including the Emergency Management Levy under section 115 of the *Fire and Emergency Services Act 1990*) must be paid in accordance with section 118 of the *Local Government Regulation 2012*;**
  - (b) to allow ratepayers to pay rates and charges (including the Emergency Management Levy) by instalments in accordance with section 129 of the *Local Government Regulation 2012*;**
  - (c) to allow a discount for payment of rates and charges before the end of a period that ends on or before the**

due date for payment in accordance with section 130 of the *Local Government Regulation 2012*.

- P. That in accordance with section 133 of the *Local Government Regulation 2012*, Ipswich City Council decide that interest is payable on overdue rates and charges, at an annual rate of 8.17%, on the basis stated in Part 8 of the 2022-2023 Budget in Attachment 2.
- Q. That in accordance with Chapter 4, Part 10 of the *Local Government Regulation 2012*, Ipswich City Council decide to grant a concession for rates and charges to an eligible pensioner who owns and occupies rateable land, on the basis stated in Part 9 of the 2022-2023 Budget in Attachment 2.
- R. That in accordance with section 192 of the *Local Government Regulation 2012*, Ipswich City Council adopt the Debt Policy for 2022-2023 which is stated in Part 11 of the 2022-2023 Budget in Attachment 2.
- S. That in accordance with section 191 of the *Local Government Regulation 2012*, Ipswich City Council adopt the Investment Policy for 2022-2023 which is stated in Part 12 of the 2022-2023 Budget in Attachment 2.
- T. That Ipswich City Council adopt the Financial Management Policy for 2022-2023 which is stated in Part 13 of the 2022-2023 Budget in Attachment 2.
- U. That in accordance with section 104 of the *Local Government Act 2009* and section 170 of the *Local Government Regulation 2012*, Ipswich City Council consider and adopt the 2022-2023 Budget, which is Attachment 2, that includes the following:
  - (a) the Budget and Long-Term Financial Forecast which is stated in Part 1, including the Forecast Financial Statements: Statement of Income and Expenditure, Statement of Financial Position, Statement of Cash Flows and Statement of Changes in Equity;
  - (b) the Revenue Statement which is stated in Part 10;
  - (c) the Revenue Policy which is stated in Part 15;
  - (d) the relevant measures of financial sustainability which is stated in Part 1;

- (e) the total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget which is stated in Part 1.

- V. That it be recorded that in each case where a preceding Resolution refers to the whole or a part of a document which is in Attachment 1 or Attachment 2, the whole or part of the document is incorporated by reference into and forms part of the terms and content of the Resolution.
- W. That Ipswich City Council adopt the Pensioner Remission of Rates Policy which is stated in Attachment 3.
- X. That in accordance with Chapter 4, Part 10 of the *Local Government Regulation 2012*, Ipswich City Council decide to grant a \$250 concession for general rates on the July to September 2022 rates notice to eligible residential owner occupied rate payers impacted by the 2022 floods, on the basis outlined in this report.

AFFIRMATIVE

Councillors:

Harding

Ireland

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Madsen

Tully (Abstain)

The motion was put and carried.

6.2

**2022-2023 ANNUAL  
PLAN (INCLUDING  
OPERATIONAL PLAN  
AND IPSWICH WASTE  
SERVICES  
PERFORMANCE  
PLAN)**

Moved by Mayor Teresa Harding:

Seconded by Councillor Russell Milligan:

**That in accordance with section 104(5)(a) of the *Local Government Act 2009* and sections 174 and 175 of the *Local Government Regulation 2012*, Ipswich City Council adopt the Annual Plan 2022-2023, which includes the Annual Operational Plan 2022-2023 on pages 21 to 28 (*the annual operational plan*) and the Ipswich Waste Services Performance Plan 2022-2023 on pages 87 to 93 (*the annual performance plan for a commercial business unit*), but excluding the City Annual Budget 2022-2023 on pages 95 to 156, as detailed in Attachment 1 to the report by the Acting**

**General, Manager Coordination and Performance dated  
28 June 2022.**

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

The motion was put and carried.

**6.3  
OVERALL PLAN FOR  
THE RURAL FIRE  
RESOURCES LEVY  
SPECIAL CHARGE**

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

**That in accordance with section 94 of the *Local Government Regulation 2012*, the Overall Plan for the Rural Fire Resources Levy Special Charge, as detailed in the report by the Acting Chief Financial Officer dated 21 June 2022, be adopted.**

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Harding	Nil
Madsen	
Ireland	
Tully	
Doyle	
Fechner	
Kunzelmann	
Milligan	
Jonic	

The motion was put and carried.

**6.4  
RATES TIMETABLE  
FOR 2022-2023**

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

**That in accordance with section 118 of the *Local Government Regulation 2012*, Ipswich City Council decide the dates by which rates and charges for 2022-2023 must be paid, as detailed in Table 1.**



**Table 1**

Period	Due Date for Payment
July to September 2022	Thursday 18 August 2022
October to December 2022	Thursday 17 November 2022
January to March 2023	Thursday 16 February 2023
April to June 2023	Thursday 18 May 2023

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Harding

Nil

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

The motion was put and carried.

## 6.5

### **RATES CONCESSIONS - CHARITABLE, NON PROFIT/SPORTING ORGANISATIONS**

Moved by Mayor Teresa Harding:

Seconded by Councillor Sheila Ireland:

- A. That having satisfied the criteria in s120 of the *Local Government Regulation 2012*, as well as the Rates Concession Policy, the properties as detailed in Attachment 2 be granted a 100% concession of the differential general rates for the 2022-2023 financial year.**

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Harding

Nil

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

The motion was put and carried.

At 9.54 am Deputy Mayor Jacob Madsen left the meeting room due to a previously declared interest in Recommendation B.

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

- B. That having satisfied the criteria in s120 of the *Local Government Regulation 2012*, as well as the Rates Concession Policy, the properties as detailed in Attachment 3 be granted a 100% concession of the differential general rates for the 2022-2023 financial year.**

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Harding

Nil

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

All Councillors except Deputy Mayor Jacob Madsen were present when the vote was taken.

At 9.55 am Deputy Mayor Jacob Madsen returned to the meeting room.

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

- C. That having satisfied the criteria in s120 of the *Local Government Regulation 2012*, as well as the Rates Concession Policy, the properties as detailed in Attachment 4 be granted a 100% concession of the differential general rates for the 2022-2023 financial year.**

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Harding

Nil

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

The motion was put and carried.

At 9.56 am Councillor Kate Kunzelmann left the meeting room due to a previously declared interest in Recommendation D.

Moved by Mayor Teresa Harding:

Seconded by Councillor Nicole Jonic:

**D. That having satisfied the criteria in s120 of the *Local Government Regulation 2012*, as well as the Rates Concession Policy, the properties as detailed in Attachment 5 be granted a 100% concession of the differential general rates for the 2022-2023 financial year.**

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Harding

Nil

Madsen

Ireland

Tully

Doyle

Fechner

Milligan

Jonic

All Councillors except Councillor Kate Kunzelmann were present when the vote was taken.

At 9.56 am Councillor Kate Kunzelmann returned to the meeting room.

**MEETING CLOSED**

The meeting closed at 9.57 am

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



**UNCONFIRMED MINUTES OF COUNCIL SPECIAL MEETING**

**7 JULY 2022**

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

The meeting commenced at 4.00 pm

<b>ATTENDANCE AT COMMENCEMENT</b>	Mayor Teresa Harding (Chairperson); Councillors Jacob Madsen (Deputy Mayor), Sheila Ireland, Paul Tully, Marnie Doyle, Andrew Fechner, Kate Kunzelmann, Russell Milligan and Nicole Jonic
<b>WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY</b>	Councillor Kate Kunzelmann
<b>OPENING PRAYER</b>	Mayor Teresa Harding
<b>APOLOGIES AND LEAVE OF ABSENCE</b>	Nil
<b>5. DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA</b>	Nil

**6. VERBAL REPORTS**

<b>6.1 TRANSPARENCY AND INTEGRITY</b>	Moved by Councillor Nicole Jonic: Seconded by Deputy Mayor Jacob Madsen:  That a report be prepared for a future Council Meeting with recommendations to implement improvements stemming from concerns raised at the Ordinary Council Meeting on 30 June 2022 relating to influence on reports, greater transparency of said influence on reports, the need for improvements to Council's decision-making process to strengthen integrity measures.
<b>MATTER TO LAY ON THE TABLE</b>	Moved by Councillor Marnie Doyle: <b>That the matter lay on the table until the next Council Ordinary Meeting.</b>

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

The motion was put and carried.

**6.2 PAUL PISASALE  
BRIDGE - DE-NAMING**

Moved by Deputy Mayor Jacob Madsen:  
Seconded by Councillor Sheila Ireland:

That the Paul Pisasale Bridge, Springfield Central be de-named.

**MATTER TO LAY ON  
THE TABLE**

Moved by Councillor Kate Kunzelmann:

**That the matter lay on the table until the next Council Ordinary Meeting.**

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

The motion was put and carried.

**MEETING CLOSED**

The meeting closed at 4.03 pm

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

**UNCONFIRMED MINUTES OF COUNCIL SPECIAL MEETING**

**12 JULY 2022**

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 Sheila Ireland,  
Paul Tully, Marnie Doyle, Andrew Fechner, Kate Kunzelmann,  
Russell Milligan, Deputy Mayor Jacob Madsen and Nicole Jonic

**WELCOME TO  
COUNTRY OR  
ACKNOWLEDGEMENT  
OF COUNTRY** Councillor Kate Kunzelmann

**OPENING PRAYER** Councillor Marnie Doyle

**APOLOGIES AND  
LEAVE OF ABSENCE** Nil

At 9.01 am Deputy Mayor Jacob Madsen arrived at the meeting room.

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

**DECLARATIONS OF  
INTEREST** Nil

**6. VERBAL REPORT**

- 6.1 PAUL PISASALE  
BRIDGE, SPRINGFIELD  
CENTRAL AND  
PISASALE DRIVE,  
YAMANTO**
- Moved by Mayor Teresa Harding:  
Seconded by Councillor Russell Milligan:
- A. That Council repeal the resolution (decision) to reinstate the names Paul Pisasale Bridge, Springfield Central and Pisasale Drive, Yamanto made by Council at Item 14.1 at its Ordinary Council Meeting on 30 June 2022.
- B. That the report that was lifted from the table at the Ordinary Council Meeting on 30 June 2022 be received and the contents noted.

- C. That Council note and consider the community sentiment and options for the potential renaming of these assets in line with Council's Naming Procedure.**
- D. That having considered the community sentiment and suggested renaming options, the Council CEO is to work with the Traditional Owners and they will decide the new names for these assets in accordance with Council's Naming Procedure.**

#### **VARIATION**

Mayor Teresa Harding proposed the following variation to Recommendation D:

- D. That having considered the community sentiment on the renaming and the suggested options, the Council authorises the CEO to name the de-named Bridge, Springfield Central and the de-named Drive, Yamanto after consulting with and on advice from the Yuggera Ugarapul People native title party (and for the interim the signs for the Drive remain in place).**

The seconder of the original motion agreed to the proposed variation.

**Councillor Sheila Ireland moved a procedural motion to move each of the items (A to D) separately.**

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

The motion was put and lost.

#### **FURTHER VARIATION**

Councillor Paul Tully moved a proposed further variation to Recommendation D.

Moved by Councillor Paul Tully:  
Seconded by Councillor Sheila Ireland:



- D. That having considered the community sentiment on the renaming and the suggested options, the Council name the de-named Bridge, Springfield Central and the de-named Drive, Yamanto after consulting with and on advice from the Yuggera Ugarapul People native title party (and for the interim the signs for the Drive remain in place).**

**AFFIRMATIVE**

Councillors:

Madsen

Ireland

Tully

Jonic

**NEGATIVE**

Councillors:

Harding

Doyle

Fechner

Kunzelmann

Milligan

The motion was put and lost.

Moved by Mayor Teresa Harding:

**That the motion be put.**

**AFFIRMATIVE**

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion, that the motion be put, was put and carried.

Moved by Mayor Teresa Harding:

Seconded by Councillor Russell Milligan:

- A. That Council repeal the resolution (decision) to reinstate the names Paul Pisasale Bridge, Springfield Central and Pisasale Drive, Yamanto made by Council at Item 14.1 at its Ordinary Council Meeting on 30 June 2022.**

- B. That the report that was lifted from the table at the Ordinary Council Meeting on 30 June 2022 be received and the contents noted.**
- C. That Council note and consider the community sentiment and options for the potential renaming of these assets in line with Council’s Naming Procedure.**
- D. That having considered the community sentiment on the renaming and the suggested options, the Council authorises the CEO to name the de-named Bridge, Springfield Central and the de-named Drive, Yamanto after consulting with and on advice from the Yuggera Ugarapul People native title party (and for the interim the signs for the Drive remain in place).**

**AFFIRMATIVE**

Councillors:

Harding

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Ireland (Abstain)

Tully (Abstain)

The motion was put and carried.

**MEETING CLOSED**

The meeting closed at 9.17 am

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

**UNCONFIRMED MINUTES OF COUNCIL SPECIAL MEETING**

**14 JULY 2022**

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

The meeting commenced at 1.58 pm

**ATTENDANCE AT  
COMMENCEMENT**

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

**WELCOME TO  
COUNTRY OR  
ACKNOWLEDGEMENT  
OF COUNTRY**

Councillor Kate Kunzelmann

**OPENING PRAYER**

Councillor Sheila Ireland

**APOLOGIES AND  
LEAVE OF ABSENCE**

Deputy Mayor Jacob Madsen and Councillor Nicole Jonic

**LEAVE OF ABSENCE –  
DEPUTY MAYOR  
JACOB MADSEN AND  
COUNCILLOR NICOLE  
JONIC**

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

**That a Leave of Absence be granted for Deputy Mayor  
Jacob Madsen and Councillor Nicole Jonic.**

**AFFIRMATIVE**

Councillors:

Harding

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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

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 Items 6.1 to 6.5 relating to Nicholas Street Precinct – Approval of an Agreement for Lease for the following tenancies:

COUNCILLOR  
ANDREW FECHNER

- Metro B Tenancy 2B04
- Metro B Tenancy 2B05
- Eats Tenancy T3
- Metro B Tenancy 2B11
- Metro B Tenancy 2B14

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.

At 2.01 pm Councillor Andrew Fechner left the meeting room due to a previously declared interest in Items 6.1 to 6.5.

**6. OFFICERS' REPORTS**

**MOVE INTO CLOSED  
SESSION**

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

**That in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Items 6.1 to 6.5 relating to Nicholas Street Precinct – Approval of an Agreement for Lease for the following tenancies:**

- **Metro B Tenancy 2B04**
- **Metro B Tenancy 2B05**
- **Eats Tenancy T3**
- **Metro B Tenancy 2B11**
- **Metro B Tenancy 2B14**

AFFIRMATIVE  
Councillors:  
Harding  
Ireland  
Tully

NEGATIVE  
Councillors:  
Nil

Doyle  
Kunzelmann  
Milligan

The motion was put and carried.

The meeting moved into closed session at 2.02 pm.

**MOVE INTO OPEN  
SESSION**

Moved by Mayor Teresa Harding:  
Seconded by Councillor Kate Kunzelmann:  
**That the meeting move into open session.**

**AFFIRMATIVE**

Councillors:  
Harding  
Ireland  
Tully  
Doyle  
Kunzelmann  
Milligan

**NEGATIVE**

Councillors:  
NII

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

The motion was put and carried.

The meeting moved into open session at 2.36 pm.

**6.1 – ITEM 4 OF  
IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE**

**NICHOLAS STREET  
PRECINCT -  
APPROVAL OF AN  
AGREEMENT FOR  
LEASE FOR METRO B  
TENANCY 2B04**

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

- A. That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B04 in the Metro B Building (impacting part of Lot 1 on RP157021) ("Tenancy 2B04") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).**
- B. That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed lessee, (contained in recommendation A of this report), Council enter into a lease for Tenancy 2B04 with the proposed lessee (as detailed in the confidential report and**

attachments by the Project Manager dated 28 June 2022).

- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2B04 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 2B04 (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.

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Harding

Nil

Ireland

Tully

Doyle

Kunzelmann

Milligan

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

The motion was put and carried.

## 6.2 - ITEM 5 OF IPSWICH CENTRAL REDEVELOPMENT COMMITTEE

### NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR METRO B TENANCY 2B05

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

- A. That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B05 in the Metro B Building (impacting part of Lot 1 on RP157021) ("Tenancy 2B05") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).
- B. That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed lessee,

(contained in recommendation A of this report), Council enter into a lease for Tenancy 2B05 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).

- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2B05 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 2B05 (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.

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Harding

Nil

Ireland

Tully

Doyle

Kunzelmann

Milligan

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

The motion was put and carried.

### 6.3 - ITEM 6 OF IPSWICH CENTRAL REDEVELOPMENT COMMITTEE

#### NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR

Moved by Mayor Teresa Harding:

Seconded by Councillor Kate Kunzelmann:

- A. That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy T3 in the Eats Building (impacting lots 2RP209886, 3RP212242 and 1SP307972) ("Tenancy T3") within the Nicholas Street Precinct (under the commercial terms detailed in the

**LEASE FOR EATS  
TENANCY T3**

confidential report and attachments by the Project Manager dated 28 June 2022).

- B.** That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed lessee, (contained in recommendation A of this report), Council enter into a lease for Tenancy T3 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).
- C.** That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy T3 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 T3 (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.

**AFFIRMATIVE**

Councillors:

Harding  
Ireland  
Tully  
Doyle  
Kunzelmann  
Milligan

**NEGATIVE**

Councillors:

Nil

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

The motion was put and carried.

**6.4 - ITEM 7 OF  
IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE**

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

- A.** That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B11 in the Metro B Building (impacting part of Lot 1 on RP157021)



**NICHOLAS STREET  
PRECINCT -  
APPROVAL OF AN  
AGREEMENT FOR  
LEASE FOR METRO B  
TENANCY 2B11**

(“Tenancy 2B11”) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).

- B.** That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed lessee, (contained in recommendation A of this report), Council enter into a lease for Tenancy 2B011 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).
- C.** That Council note, that in relation to Council’s disposal of its leasehold interest in Tenancy 2B11 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 2B11 (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.

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Harding

Ireland

Tully

Doyle

Kunzelmann

Milligan

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

The motion was put and carried.

**6.5 - ITEM 8 OF  
IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE**

**NICHOLAS STREET  
PRECINCT -  
APPROVAL OF AN  
AGREEMENT FOR  
LEASE FOR METRO B  
TENANCY 2B14**

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

- A. That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B14 in the Metro B Building (impacting part of Lot 1 on RP157021) ("Tenancy 2B14") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).**
- B. That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed lessee, (contained in recommendation A of this report), Council enter into a lease for Tenancy 2B14 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).**
- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2B14 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 2B14 (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.**

**AFFIRMATIVE**

Councillors:

Harding

Ireland

Tully

Doyle

Kunzelmann

Milligan

**NEGATIVE**

Councillors:

Nil

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

The motion was put and carried.

At 2.45 pm Councillor Andrew Fechner returned to the meeting room.

**MEETING CLOSED**      The meeting closed at 2.45 pm.

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



**GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(06)**

**14 JULY 2022**

REPORT OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE  
FOR THE COUNCIL

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

**COUNCILLOR'S APOLOGIES:** Deputy Mayor Jacob Madsen

**OFFICERS' ATTENDANCE:** Chief Executive Officer (Sonia Cooper), General Manager Community, Cultural and Economic Development (Ben Pole), General Manager Infrastructure and Environment (Sean Madigan), General Manager Planning and Regulatory Services (Peter Tabulo), Acting General Manager Corporate Services (Jeff Keech), Manager, City Design (Brett Davey), Manager, Economic and Community Development (Cat Matson), Manager, Environment and Sustainability (Kaye Cavanagh) Manager, Procurement (Richard White), Acting Chief Financial Officer (Paul Mollenhauer), Manager, Capital Program Delivery (Graeme Martin), Manager, Asset Services (Brett McGrath), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Manager Development Planning (Anthony Bowles), Acting Property Services Manager (Alicia Rieck), Senior Property Officer - Tenure (Kerry Perrett), Senior Policy and Communications Officer (David Shaw), Deputy General Counsel – Legal Services (Allison Ferres-MacDonald, Senior Digital Media and Content Officer (Jodie Richter) and Theatre Technician (Trent Gray)

**LEAVE OF ABSENCE - DEPUTY MAYOR JACOB MADSEN**

Deputy Mayor Jacob Madsen requested a leave of absence from the meeting.

**DECISION**

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

**That a leave of absence be granted for Deputy Mayor Jacob Madsen.**

AFFIRMATIVE

NEGATIVE

Councillors:  
Harding  
Tully  
Ireland  
Doyle  
Fechner  
Kunzelmann  
Milligan  
Jonic

Councillors:  
Nil

The motion was put and carried.

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**WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY**

Councillor Kate Kunzelmann delivered the Acknowledgement of Country

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

Nil

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**BUSINESS OUTSTANDING**

1. **RESPONSE TO NOTICE OF MOTION - SPRAY SEAL ROAD MAINTENANCE TREATMENTS**

This report is in response to a Notice of Motion which was raised at the Council meeting held on 19 May 2022, item number 17.4.

**DECISION**

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

**That this report be provided as information only to Councillors from a Notice of Motion and that it be noted that no recommendations at this time are being submitted.**

AFFIRMATIVE  
Councillors:  
Harding  
Tully  
Ireland

NEGATIVE  
Councillors:  
Nil

Doyle  
Fechner  
Kunzelmann  
Milligan  
Jonic

The motion was put and carried.

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### **CONFIRMATION OF MINUTES**

#### **2. CONFIRMATION OF MINUTES OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(05) OF 16 JUNE 2022**

##### **DECISION**

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

**That the Minutes of the Meeting held on 16 June 2022 be confirmed.**

##### **AFFIRMATIVE**

Councillors:

Harding

Tully

Ireland

Doyle

Fechner

Kunzelmann

Milligan

Jonic

##### **NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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### **OFFICERS' REPORTS**

#### **3. DISPOSAL OF COUNCIL FREEHOLD LAND IN TRUST LOCATED AT 7001 REDBANK PLAINS ROAD, REDBANK PLAINS**

This is a report concerning development application 6436/2019/CA and the requirement for part of land owned by Ipswich City Council ('**Council**') on trust for road purposes to be disposed to MG Land Pty Ltd (the "Developer") in freehold (to facilitate new housing lots) located at 7001 Redbank Plains Road, Redbank Plains, described as Lot 902 on SP292400.

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

**DECISION**

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

- A. That Council declare part of 7001 Redbank Plains Road, Redbank Plains, more particularly described as the part of Lot 902 on SP292400 that is highlighted in yellow in Plan 4 in this report, surplus to Council requirements and available for disposal ('Surplus Land').**
- B. That pursuant to section 236(2) of the *Local Government Regulation 2012* (Regulation), Council resolve that the exception at section 236(1)(c)(iv) of the Regulation applies to the disposal of the Surplus Land at 7001 Redbank Plains Road, Redbank Plains more particularly described as part of Lot 902 on SP292400 (Council Land) (Council file reference 5609), because the Surplus Land is being disposed of to a person who owns adjoining land.**
- 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**

Councillors:

Harding

Tully

Ireland

Doyle

Fechner

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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**4. COUNCIL RESPONSE TO THE STATE GOVERNMENT - INDEPENDENT ENVIRONMENTAL PROTECTION AGENCY (EPA) CONSULTATION**

This is a report concerning a proposed response to the Queensland State Government’s request for targeted consultation on the proposal for an independent Environmental Protection Agency.

Only one response is submitted per organisation. This report details Council’s response to the consultation survey and associated submission.



**DECISION**

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

**That this report be received, noted and made available to the Queensland State Government as Ipswich City Council's submission, together with the Survey response as detailed in Attachment 1.**

**AFFIRMATIVE**

Councillors:

Harding

Tully

Ireland

Doyle

Fechner

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

5. **FOGO WASTE BIN FEE FOR TENANTED PROPERTIES**

This is a report concerning the Food Organics Green Organics (FOGO) waste bin charge for tenants of Ipswich rental properties.

**DECISION**

Moved by Mayor Teresa Harding:  
Seconded by Councillor Nicole Jonic:

**That the FOGO waste bin charge for tenants of Ipswich rental properties be set at \$80.00 per annum, effective from 1 July 2022.**

**AFFIRMATIVE**

Councillors:

Harding

Tully

Ireland

Doyle

Fechner

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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6. INFRASTRUCTURE AND ENVIRONMENT DEPARTMENT CAPITAL DELIVERY REPORT  
MAY 2022

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

In the first half of the financial year the department was on track to deliver 100% of the capital program. This was unfortunately disrupted by the two significant rain events in 2022. As a result of these events our construction crews were re-tasked to complete flood clean up and recover works for an extended period. In addition to this, the wet weather meant that both Council and its contractor were unable to conduct construction work for a period of approximately 2 months. This has negatively impacted the overall delivery of the capital program in terms of timing. The department expects to complete all uncompleted 2021-2022 Project in the first quarter of the 2022-2023 FY as well as completing the approved projects in the 2022-2023 Capital Program.

**DECISION**

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

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

**AFFIRMATIVE**

Councillors:

Harding

Tully

Ireland

Doyle

Fechner

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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7. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 31 May 2022 to 4 July 2022

**DECISION**

Moved by Mayor Teresa Harding:

Seconded by Councillor Andrew Fechner:

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

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

8. PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

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

**DECISION**

Moved by Mayor Teresa Harding:

Seconded by Councillor Andrew Fechner:

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

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Doyle

Fechner

Kunzelmann

NEGATIVE

Councillors:

Nil

Milligan  
Jonic

The motion was put and carried.

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**NOTICES OF MOTION**

Nil

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**MATTERS ARISING**

Nil

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**PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 9.00 am.

The meeting closed at 9.32 am.

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**GOVERNANCE AND TRANSPARENCY COMMITTEE NO. 2022(06)**

**14 JULY 2022**

REPORT OF THE GOVERNANCE AND TRANSPARENCY COMMITTEE  
FOR THE COUNCIL

**COUNCILLORS' ATTENDANCE:** Councillors Russell Milligan (Deputy Chairperson), Mayor Teresa Harding, Marnie Doyle, Kate Kunzelmann and Nicole Jonic

**COUNCILLOR'S APOLOGIES:** Deputy Mayor Jacob Madsen (Chairperson)

**OFFICERS' ATTENDANCE:** Chief Executive Officer (Sonia Cooper), Acting General Manager Corporate Services (Jeff Keech), Acting Chief Financial Officer (Paul Mollenhauer), General Manager Community, Cultural and Economic Development (Ben Pole), General Manager Planning and Regulatory Services (Peter Tabulo), General Manager Infrastructure and Environment (Sean Madigan), Procurement Manager (Richard White), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Senior Policy and Communications Officer (David Shaw), Manager Economic and Community Development (Cat Matson), Acting Property Services Manager (Alicia Rieck), Senior Property Officer (Tenure)(Kerry Perrett), Senior Digital Media and Content Officer (Jodie Richter), Manager, Libraries and Customer Services (Samantha Chandler) and Theatre Technician (Trent Gray)

In the absence of the Chairperson (Deputy Mayor Jacob Madsen), the Deputy Chairperson (Councillor Russell Milligan) chaired the meeting.

**LEAVE OF ABSENCE – DEPUTY MAYOR JACOB MADSEN**

Deputy Mayor Jacob Madsen requested a leave of absence from the meeting.

**RECOMMENDATION**

Moved by Councillor Russell Milligan:  
Seconded by Councillor Nicole Jonic:

**That a Leave of Absence be granted for Deputy Mayor Jacob Madsen.**

AFFIRMATIVE  
Councillors:  
Milligan  
Harding

NEGATIVE  
Councillors:  
Nil

Doyle  
Kunzelmann  
Jonic

The motion was put and carried.

---

**WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY**

Councillor Russell Milligan delivered the Acknowledgement of Country

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

Nil

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**BUSINESS OUTSTANDING**

Nil

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**CONFIRMATION OF MINUTES**

1. **CONFIRMATION OF MINUTES OF THE GOVERNANCE AND TRANSPARENCY  
COMMITTEE NO. 2022(05) OF 16 JUNE 2022**

**RECOMMENDATION**

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

**That the Minutes of the Governance and Transparency Committee held on  
16 June 2022 be confirmed.**

AFFIRMATIVE  
Councillors:  
Milligan  
Harding  
Doyle  
Kunzelmann  
Jonic

NEGATIVE  
Councillors:  
Nil

The motion was put and carried.

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**OFFICERS' REPORTS**

**MOVE INTO CLOSED SESSION**

Moved by Mayor Teresa Harding:

**That in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 2 titled Procurement: Supply of Unbound Pavement Material for Maintenance of Council's Unsealed Roads.**

AFFIRMATIVE

Councillors:

Milligan

Harding

Doyle

Kunzelmann

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

The meeting moved into closed session at 9.48 am.

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**MOVE INTO OPEN SESSION**

Moved by Councillor Russell Milligan:

**That the meeting move into open session.**

AFFIRMATIVE

Councillors:

Milligan

Harding

Doyle

Kunzelmann

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

The meeting moved into open session at 9. 52 am.

2. PROCUREMENT: SUPPLY OF UNBOUND PAVEMENT MATERIAL FOR  
MAINTENANCE OF COUNCIL'S UNSEALED ROADS

This is a report concerning the supply of unbound pavement material for the maintenance of Council's unsealed roads. Resolution is sought to enter into a contractual arrangement with local quarry, CW & EJ Russell for the provision of unbound material for the maintenance of Council's unsealed roads

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

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Councillor Kate Kunzelmann:

- 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 disadvantageous to invite quotes for the provision of Unbound Pavement Material for maintenance of Council's unsealed roads.**
- B. That Council enter into a contractual arrangement with CW & EJ Russell for three (3) years for a value up to one million dollars GST exclusive (\$1,000,000).**

AFFIRMATIVE

Councillors:

Milligan

Harding

Doyle

Kunzelmann

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

3. PROCUREMENT: KIOCLOUD ANNUAL SUBSCRIPTION

This is a report seeking a Council Resolution by Ipswich City Council (Council) to continue the engagement with Aquion Pty Ltd. It is proposed to extend the current contract by a further two (2) years on a 1+1 arrangement, for the continuation of the KioCloud Kiosk Management Software which enables the Council Libraries to manage public facing screens and create a secure environment that also protects the user's privacy.



Council engaged Aquion Pty Ltd as a reseller of KioCloud Licences after the ICT Branch initiated the project to move from the Kioware single licences to the KioCloud enterprise licencing model. This recommendation by the ICT Branch was adopted in order to not only consolidate licences but also reduce spend. The current contract with Aquion was processed by RFQ in 2020 and expires 13 August 2022.

**RECOMMENDATION**

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

- 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 disadvantageous to invite quotes OR tenders for the provision of KioCloud annual subscription and support of the kiosk management software.**
- B. That Council enter into a contractual arrangement (Council file reference number 16407) with Aquion Pty Ltd, at an approximate purchase price of \$45,000.00 excluding GST over the entire term, being a term of one (1) year, with option for extension at the discretion of Council (as purchaser), of an additional one (1) year term.**

AFFIRMATIVE  
Councillors:  
Milligan  
Harding  
Doyle  
Kunzelmann  
Jonic

NEGATIVE  
Councillors:  
Nil

The motion was put and carried.

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**4. RENEWAL OF LEASE OVER 205 BRISBANE STREET, IPSWICH FROM MAEA INVESTMENTS PTY LTD**

This is a report concerning the renewal of a lease over 205 Brisbane Street, Ipswich, described as Lot 10 on SP292794 between Ipswich City Council (**Council**) and MAEA Investments Pty Ltd (**MAEA**) for carparking purposes.

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

**RECOMMENDATION**

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

- A. That Council exercise its option to renew the leasehold interest in the land at 205 Brisbane Street, Ipswich, described as Lot 10 on SP292794, for carparking purposes.**
- B. That Council enter a lease with MAEA Investments Pty Ltd ACN 619 800 789 (the Lessor), on the following terms:**
- (i) at an annual rent of \$31,214.90 excluding GST payable by Council, from the commencement date of the lease on 1 July 2022; and**
  - (ii) for a further term of five (5) years, with no options for extension.**

**AFFIRMATIVE**

Councillors:

Milligan

Harding

Doyle

Kunzelmann

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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**5. ACQUISITION OF EXTINGUISHED EASEMENT - EASEMENT B ON RP202017 OVER 15 NELSON ST, BUNDAMBA**

This is a report concerning the acquisition of an easement for drainage purposes described as Easement B on RP202017 (the "Easement") in Lot 5 on SP198444 located at 15 Nelson Street, Bundamba, owned by the Queensland Bulk Water Supply Authority (trading as Seqwater). The previously existing Easement was extinguished as a result of a freehold land transfer to the Co-ordinator-General.

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

**RECOMMENDATION**

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

- A. That Council, having considered the details contained in this report, support the acquisition of an easement for drainage purposes, of the area of land identified in Attachment 2 ("The Land"), described as Easement B on RP202017 in Lot 5 on**

**SP198444 located at 15 Nelson Street, Bundamba, by way of Agreement with Seqwater.**

- B. In the first instance the method of acquisition will be by agreement with Seqwater pursuant to the *Property Law Act 1974*, and the *Land Title Act 1994*.**
- C. The Council be kept informed as to the progress and outcome of Easement B.**

AFFIRMATIVE

Councillors:

Milligan

Harding

Doyle

Kunzelmann

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

---

**6. DISPOSAL OF COUNCIL FREEHOLD LAND - ACCESS RESTRICTION STRIP LOCATED AT LOT 717 HOOD STREET, KARALEE**

This is a report concerning the partial disposal of freehold land for road purposes located at Lot 717 Hood Street, Karalee, described as Lot 717 on RP123085 (the Lot) owned by Ipswich City Council (Council). The Lot is described as an Access Restriction Strip (**ARS**) preventing the adjoining landowner legal access to their property.

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

**RECOMMENDATION**

Moved by Councillor Marnie Doyle:

Seconded by Councillor Kate Kunzelmann:

- A. That Council declare part of the Access Restriction Strip located at Lot 717 Hood Street, Karalee, described as Lot 717 on RP123085 surplus to Council requirements and available for disposal for road purposes.**
- B. That Council resolve pursuant to section 236(2) of the *Local Government Regulation 2012* (the Regulation) that the exception referred to in section 236(1)(b)(i) of the Regulation applies to the disposal of part of the Access Restriction Strip located at Lot 717 Hood Street, Karalee, described as Lot 717 on RP123085, to the State of Queensland (represented by the Department of Resources)('DoR').**

- C. That Council resolve under section 257(1)(b) of the *Local Government Act 2009* to delegate the power to the Chief Executive Officer, to be authorised to negotiate and finalise the terms of the disposal of the Access Restriction Strip described in recommendation B for road purposes.

AFFIRMATIVE

Councillors:

Milligan

Harding

Doyle

Kunzelmann

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

---

7. DISPOSAL OF COUNCIL FREEHOLD LAND - ACCESS RESTRICTION STRIP LOCATED AT 6001 DE GRAAF STREET AND PART OF LOT 105 UNNAMED ROAD, BELLBIRD PARK

This is a report concerning the disposal of freehold land for road purposes located at 6001 De Graaf Street and Lot 105 Unnamed Road, Bellbird Park described as Lot 119 on SP284850 and Lot 105 on SP276503. Both lots, owned by Ipswich City Council (Council), are identified as Access Restriction Strips (**ARS**) and are proposed to be opened as road as part of a Development Application 18909/2021/RAL (the "Development Application") to reconfigure a lot.

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

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Councillor Kate Kunzelmann:

- A. That Council declare the Access Restriction Strips located at 6001 De Graaf Street and Lot 105 Unnamed Road, Bellbird Park, described as Lot 119 on SP284850 and Lot 105 on SP276503, surplus to Council requirements and available for disposal for road purposes.
- B. That Council resolve pursuant to section 236(2) of the *Local Government Regulation 2012* (the Regulation) that the exception referred to in section 236(1)(b)(i) of the Regulation apply to the disposal of the Access Restriction Strip located at 6001 De Graaf Street and Lot 105 Unnamed Road, Bellbird Park, described as Lot 119 on SP284850 and Lot 105 on SP276503, to the State of Queensland (represented by the Department of Resources (DoR)).

- C. That Council resolve under section 257(1)(b) of the *Local Government Act 2009* to delegate the power to the Chief Executive Officer, to be authorised to negotiate and finalise the terms of disposal of the Access Restriction Strip described in Recommendation B for road purposes.

AFFIRMATIVE

Councillors:

Milligan

Harding

Doyle

Kunzelmann

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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8. DISPOSAL OF PART OF COUNCIL FREEHOLD LAND LOCATED AT 7006 PANORAMA DRIVE, SPRINGFIELD

This is a report concerning the disposal of part of land for road purposes located at 7006 Panorama Drive, Springfield, described as Lot 9998 on SP236942, being Council freehold land held in Trust for drainage and future road purposes.

RECOMMENDATION

Moved by Councillor Kate Kunzelmann:

Seconded by Councillor Marnie Doyle:

- A. That Council declare part of the freehold land located 7006 Panorama Drive, Springfield, described as Lot 9998 on SP236942, surplus to Council requirements and available for disposal for road purposes.
- B. That Council resolve pursuant to section 236(2) of the *Local Government Regulation 2012* (the Regulation) that the exception referred to in section 236(1)(b)(i) of the Regulation applies to the disposal of part of the freehold land at 7006 Panorama Drive, Springfield, described as Lot 9998 on SP236942, to the State of Queensland (Represented by the Department of Resources (DoR)).
- C. That Council resolve under section 257(1)(b) of the *Local Government Act 2009* to delegate the power to the Chief Executive Officer, to be authorised to negotiate and finalise the terms of disposal of part of the freehold land described in recommendation B, for road purposes.

AFFIRMATIVE

Councillors:

Milligan

NEGATIVE

Councillors:

Nil

Harding  
Doyle  
Kunzelmann  
Jonic

The motion was put and carried.

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9. DISPOSAL OF COUNCIL FREEHOLD LAND - ACCESS RESTRICTION STRIP LOCATED AT LOT 3 MT CROSBY ROAD, CHUWAR

This is a report concerning the disposal of freehold land for road purposes located at Lot 3 Mt Crosby Road, Chuwar, described as Lot 3 on SP118671 owned by Ipswich City Council (Council). Lot 3 on SP118671 is identified as an Access Restriction Strip (ARS) and is preventing the adjoining landowner from making an application to the Department of Resources (DoR) for permanent road closure.

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

RECOMMENDATION

Moved by Councillor Kate Kunzelmann:

Seconded by Councillor Marnie Doyle:

- A. **That Council declare the Access Restriction Strip located at Lot 3 Mt Crosby Road, Chuwar, described as Lot 3 on SP118671, surplus to Council’s requirement and available for disposal for road purposes.**
- B. **That Council resolve pursuant to section 236(2) of the *Local Government Regulation 2012* (the Regulation) that the exception referred to in section 236(1)(b)(i) of the Regulation apply to the disposal of the Access Restriction Strip located at Lot 3 Mt Crosby Road, Chuwar, described as Lot 3 on SP118671, to the State of Queensland (represented by the Department of Resources (‘DoR’)).**
- C. **That Council resolve under section 257(1)(b) of the *Local Government Act 2009* to delegate the power to the Chief Executive Officer, to be authorised to negotiate and finalise the terms of disposal of the Access Restriction Strip described in recommendation A & B for road purpose.**

AFFIRMATIVE  
Councillors:  
Milligan  
Harding  
Doyle  
Kunzelmann

NEGATIVE  
Councillors:  
Nil

Jonic

The motion was put and carried.

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10. QUEENSLAND AUDIT OFFICE 2022 INTERIM AUDIT REPORT

This is a report concerning the Queensland Audit Office (QAO) 2022 interim audit report for the financial year ending 30 June 2022 detailing the results of QAO's interim work performed between 7 March to 6 May 2022, including a review of relevant information systems controls.

RECOMMENDATION

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

**That the Queensland Audit Office 2022 Interim Audit Report, as detailed in Attachment 1, be received and the contents noted.**

AFFIRMATIVE

Councillors:

Milligan

Harding

Doyle

Kunzelmann

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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NOTICES OF MOTION

Nil

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MATTERS ARISING

Nil

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COMMENCEMENT OF THE COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE

**Councillor Russell Milligan moved that the Community, Culture, Arts and Sport Committee meeting commence at 11.00 am.**

AFFIRMATIVE

Councillors:

Milligan

Harding

NEGATIVE

Councillors:

Nil

Doyle  
Kunzelmann  
Jonic

The motion was put and carried.

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**PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 9.45 am.

The meeting closed at 10.21 am.

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**COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE NO. 2022(06)**

**14 JULY 2022**

REPORT OF THE COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE  
FOR THE COUNCIL

**COUNCILLORS' ATTENDANCE:** Councillor Andrew Fechner (Chairperson); Councillors Kate Kunzelmann (Deputy Chairperson), Mayor Teresa Harding and Nicole Jonic

**COUNCILLOR'S APOLOGIES:** Deputy Mayor Jacob Madsen

**OFFICERS' ATTENDANCE:** Chief Executive Officer (Sonia Cooper), General Manager Planning and Regulatory Services (Peter Tabulo), General Manager Community, Cultural and Economic Development (Ben Pole), Acting General Manager Corporate Services (Jeff Keech), Community Development Manager (Melissa Dower), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Senior Policy and Communications Officer (David Shaw), Manager Economic and Community Development (Cat Matson), Senior Digital Media and Content Officer (Jodie Richter) and Theatre Technician (Trent Gray)

**LEAVE OF ABSENCE – DEPUTY MAYOR JACOB MADSEN**

Deputy Mayor Jacob Madsen requested a leave of absence from the meeting.

**RECOMMENDATION**

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

**That a Leave of Absence be granted for Deputy Mayor Jacob Madsen.**

<b>AFFIRMATIVE</b>	<b>NEGATIVE</b>
Councillors:	Councillors:
Fechner	Nil
Kunzelmann	
Harding	
Jonic	

The motion was put and carried.

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**WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY**

Councillor Andrew Fechner invited Councillor Kate Kunzelmann to deliver the Acknowledgement of Country.

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

Nil

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**BUSINESS OUTSTANDING**

Nil

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**CONFIRMATION OF MINUTES**

1. **CONFIRMATION OF MINUTES OF THE COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE NO. 2022(05) OF 16 JUNE 2022**

**RECOMMENDATION**

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

**That the minutes of the Community, Culture, Arts and Sport Committee held on 16 June 2022 be confirmed.**

**AFFIRMATIVE**

Councillors:

Fechner

Kunzelmann

Harding

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

---

**OFFICERS' REPORTS**

2. **COMMUNITY FUNDING AND SUPPORT GUIDELINES**

This is a report regarding proposed changes to the Community Funding and Support program. These changes will; align it to council's corporate plan, iFuture; align it to the Community Development Strategy, 2021 – 2026; reduce confusion for applicants, assessors and elected representatives; and increase the strategic effectiveness of community funding.

**RECOMMENDATION**

Moved by Councillor Andrew Fechner:  
Seconded by Councillor Nicole Jonic:

**That the revised Community Projects Funding and Community Events Funding Guidelines be endorsed by Council.**

**AFFIRMATIVE**

Councillors:

Fechner

Kunzelmann

Harding

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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**NOTICES OF MOTION**

Nil

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**MATTERS ARISING**

Nil

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**PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 11.02 am.

The meeting closed at 11.26 am.



**ECONOMIC AND INDUSTRY DEVELOPMENT COMMITTEE NO. 2022(06)**

**14 JULY 2022**

REPORT OF THE ECONOMIC AND INDUSTRY DEVELOPMENT COMMITTEE  
FOR THE COUNCIL

**COUNCILLORS' ATTENDANCE:** Councillor Nicole Jonic (Chairperson); Councillors Teresa Harding, Kate Kunzelmann, Andrew Fechner and Marnie Doyle (Observer)

**COUNCILLOR'S APOLOGIES:** Deputy Mayor Jacob Madsen

**OFFICERS' ATTENDANCE:** Chief Executive Officer (Sonia Cooper), General Manager Planning and Regulatory Services (Peter Tabulo), General Manager Community, Cultural and Economic Development (Ben Pole), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Manager Economic and Community Development (Cat Matson), Coordinator – Local Business and Investment (Ralph Breaden), Senior Digital Media and Content Officer (Jodie Richter), Senior Policy and Communications Officer (David Shaw) and Theatre Technician (Trent Gray)

**LEAVE OF ABSENCE – DEPUTY MAYOR JACOB MADSEN**

Deputy Mayor Jacob Madsen requested a leave of absence from the meeting.

**RECOMMENDATION**

Moved by Councillor Nicole Jonic:  
Seconded by Councillor Kate Kunzelmann:

**That a Leave of Absence be granted for Deputy Mayor Jacob Madsen.**

**AFFIRMATIVE**

Councillors:

Harding

Kunzelmann

Fechner

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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**WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY**

Councillor Nicole Jonic (Chairperson) invited Councillor Andrew Fechner to deliver the Acknowledgement of Country.

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

Nil

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**BUSINESS OUTSTANDING**

Nil

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**CONFIRMATION OF MINUTES**

1. **CONFIRMATION OF MINUTES OF THE ECONOMIC AND INDUSTRY DEVELOPMENT COMMITTEE NO. 2022(05) OF 16 JUNE 2022**

**RECOMMENDATION**

Moved by Councillor Nicole Jonic:  
Seconded by Councillor Andrew Fechner:

**That the minutes of the Economic and Industry Development Committee held on 16 June 2022 be confirmed.**

AFFIRMATIVE  
Councillors:  
Harding  
Kunzelmann  
Fechner  
Jonic

NEGATIVE  
Councillors:  
Nil

The motion was put and carried.

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**OFFICERS' REPORTS**

2. **IPSWICH REGION INVESTMENT UPDATE**

Council's Office of Economic Development engages with a range of business proponents that seek to invest or grow in the Ipswich region.

This report provides an update on some of the current investment activity being serviced by Council with partners such as the Department of State Development, Infrastructure, Local Government and Planning, Trade and Investment Queensland, Austrade, Chambers of Commerce and numerous private industrial and commercial developers.

**RECOMMENDATION**

Moved by Councillor Nicole Jonic:

Seconded by Councillor Andrew Fechner:

**That the report on Ipswich region investment be received and the contents noted.**

**AFFIRMATIVE**

Councillors:

Harding

Kunzelmann

Fechner

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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3. **QUARTERLY EVENT SPONSORSHIP AND TICKET ALLOCATION REPORT**

This is a report concerning event sponsorship approved in the period of 1 January 2022 to 31 March 2022 as per the Event Sponsorship Policy.

**RECOMMENDATION**

Moved by Councillor Nicole Jonic:

Seconded by Councillor Andrew Fechner:

**A. That Council receive and note the following event sponsorship allocations during the 1 January 2022 to 31 March 2022 period:**

**Event Sponsorships above \$15,000 excl. GST that were endorsed by Council:**

- Ipswich Turf Club \$20,000 (excl. GST) cash support for the 2022 'TAB Ipswich Cup'. This event is also part of the Festival of Horsepower leveraging campaign that runs through the month of June.
- Limestone Events Inc. \$15,000 (excl. GST) cash support and the following in-kind support valued at \$9,000 (excl. GST) for the 'The Gathering' 2022 event;
  - Inclusion of a two-page feature in Council's seasonal Quarterly Guide
  - Inclusion on the Council funded Goodna Billboard promoting 2022 'Ipswich Festivals' initiatives
  - Erection of (existing) street banners along Brisbane Road to promote the event
  - Support from two staff from the City Events team during the event delivery.

**Event Sponsorships under \$15,000 excl. GST approved by the General Manager, Community, Culture and Economic Development:**

- Ipswich District Teacher Librarian Network Inc. \$14,359 (excl. GST) cash support for the StoryArts Festival Ipswich (SAFI) and ~\$2,000 in-kind support to feature in Council's Quarterly guide and social media as reasonable.
- Softball Queensland Inc. \$10,000 (excl. GST) in cash support for the 2022 National Over 35 Men and Women's Softball Championship
- Softball Queensland Inc. \$4,000 (excl. GST) in cash support for the 2022 Softball QLD Open Women's State Championships
- Softball Queensland Inc. \$3,500 (excl. GST) for the 2023 U16 Boy's Softball State Championships
- Football Queensland \$10,000 (excl. GST) in cash support for the 2022 Football Queensland (FQ) Academy Event 13-16yrs boys and girls

**B. That Council receive and note that there were no event sponsorship ticket allocations made during the 1 January 2022 to 31 March 2022 period.**

**AFFIRMATIVE**

Councillors:

Harding

Kunzelmann

Fechner

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.



**NOTICES OF MOTION**

Nil

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**MATTERS ARISING**

Nil

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**PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 11.36 am.

The meeting closed at 11.45 am.

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**ENVIRONMENT AND SUSTAINABILITY COMMITTEE NO. 2022(06)**

**14 JULY 2022**

REPORT OF THE ENVIRONMENT AND SUSTAINABILITY COMMITTEE  
FOR THE COUNCIL

**COUNCILLORS' ATTENDANCE:** Councillor Russell Milligan (Chairperson); Councillors Andrew Fechner (Deputy Chairperson), Mayor Teresa Harding, Kate Kunzelmann and Marnie Doyle (Observer)

**COUNCILLOR'S APOLOGIES:** Deputy Mayor Jacob Madsen

**OFFICERS' ATTENDANCE:** Chief Executive Officer (Sonia Cooper), General Manager Community, Cultural and Economic Development (Ben Pole), Manager Environment and Sustainability (Kaye Cavanagh), Executive Services Manager (Wade Wilson), Sustainability Coordinator (Samantha Smith), Acting Natural Environment and Land Manager (John Young), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Senior Policy and Communications Officer (David Shaw), Senior Digital Media and Content Officer (Jodie Richter), Manager Economic and Community Development (Cat Matson) and Theatre Technician (Trent Gray)

**LEAVE OF ABSENCE – DEPUTY MAYOR JACOB MADSEN**

Deputy Mayor Jacob Madsen requested a leave of absence from the meeting.

**RECOMMENDATION**

Moved by Councillor Russell Milligan:  
Seconded by Councillor Kate Kunzelmann:

**That a Leave of Absence be granted for Deputy Mayor Jacob Madsen.**

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Milligan	Nil
Fechner	
Harding	
Kunzelmann	

The motion was put and carried.

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**WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY**

Councillor Russell Milligan (Chairperson) delivered the Acknowledgement of Country.

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

Nil

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**BUSINESS OUTSTANDING**

Nil

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**CONFIRMATION OF MINUTES**

1. **CONFIRMATION OF MINUTES OF THE ENVIRONMENT AND SUSTAINABILITY  
COMMITTEE NO. 2022(05) OF 16 JUNE 2022**

**RECOMMENDATION**

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

**That the minutes of the Environment and Sustainability Committee held on  
16 June 2022 be confirmed.**

AFFIRMATIVE  
Councillors:  
Milligan  
Fechner  
Harding  
Kunzelmann

NEGATIVE  
Councillors:  
Nil

The motion was put and carried.

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**OFFICERS' REPORTS**

2. **UPDATE OF THE NATURAL AREA ESTATE FIRE MANAGEMENT POLICY**

This is a report concerning the repealing of the current policy and adoption of the updated Natural Area Estate Fire Management Policy that has been reviewed, updated and placed onto the new corporate template as part of the regular policy and procedure review process, and as per recommendation 1 from Audit A2021-02-Bushfire Risk Management.

The objective of this policy remains the same as the original version, to provide a framework for the desired aims and outcomes of fire management in response to

the regulatory requirements, community and biodiversity needs of Council's Natural Area Estate

**RECOMMENDATION**

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

- A. That the policy titled 'Natural Area Estate Fire Management Policy', as detailed in Attachment 1, as per resolution No. 3 of the Policy and Administration Board No. 2015(07) of 14 July 2015 – City Management and Finance Committee No. 2015(07) of 21 July 2015, be repealed.**
- B. That the policy titled 'Natural Area Estate Fire Management Policy', as detailed in Attachment 3, be adopted.**

**AFFIRMATIVE**

Councillors:

Milligan

Fechner

Harding

Kunzelmann

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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**3. COUNCIL ROOFTOP SOLAR AND BATTERY STORAGE PLANNING**

This report concerns Council's planned investment in rooftop solar and battery storage. It includes projects with future potential for implementation but requires further investigation into the feasibility and financial sustainability of the projects.

**RECOMMENDATION**

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

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

**AFFIRMATIVE**

Councillors:

Milligan

Fechner

Harding

Kunzelmann

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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**NOTICES OF MOTION**

Nil

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**MATTERS ARISING**

Nil

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**COMMENCEMENT OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE**

**Mayor Teresa Harding moved that the Ipswich Central Redevelopment Committee meeting commence at 12.45 pm.**

**AFFIRMATIVE**

Councillors:

Milligan

Fechner

Harding

Kunzelmann

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

---

**PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 11.55 am.

The meeting closed at 12.03 pm.

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**IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2022(06)**

**14 JULY 2022**

REPORT OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE  
FOR THE COUNCIL

**COUNCILLORS' ATTENDANCE:** Councillor Marnie Doyle (Chairperson); Mayor Teresa Harding, Councillors Kate Kunzelmann, Russell Milligan and Nicole Jonic (Deputy Chairperson)

**COUNCILLOR'S APOLOGIES:** Nil

**OFFICERS' ATTENDANCE:** Chief Executive Officer (Sonia Cooper), General Manager Planning and Regulatory Services (Peter Tabulo), Chair – Retail Sub-Project Sub Committee (James Hepburn), Communications, Engagement and Events Manager (Karyn Sutton), Senior Policy and Communications Officer (David Shaw), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Senior Digital Media and Content Officer (Jodie Richter) and Theatre Technician (Trent Gray)

**WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY**

Councillor Marnie Doyle (Chairperson) delivered the Acknowledgement of Country.

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

Nil

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**BUSINESS OUTSTANDING**

Nil

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**CONFIRMATION OF MINUTES**

1. **CONFIRMATION OF MINUTES OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2022(05) OF 16 JUNE 2022**

**RECOMMENDATION**

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

**That the minutes of the Ipswich Central Redevelopment Committee held on 16 June 2022 be confirmed.**

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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### **OFFICERS' REPORTS**

2. **NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE JUNE 2022**

This is a report concerning the June 2022 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 Street Precinct redevelopment.

#### **RECOMMENDATION**

Moved by Councillor Russell Milligan:

Seconded by Mayor Teresa Harding:

**That the June 2022 Retail Sub-Project Steering Committee Report be received and the contents noted.**

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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3. **NICHOLAS STREET PRECINCT - COMMUNICATIONS, ENGAGEMENT AND EVENTS REPORT JUNE 2022**



This is a report concerning the communications, engagement and events activity undertaken and planned for the Nicholas Street Precinct in June 2022.

**RECOMMENDATION**

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

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

**AFFIRMATIVE**

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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**MOVE INTO CLOSED SESSION**

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

**That in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Items 4 to 8 inclusive relating to Nicholas Street Precinct – Approval of an Agreement for Lease for the following tenancies:**

- **Metro B Tenancy 2B04**
- **Metro B Tenancy 2B05**
- **Eats Tenancy T3**
- **Metro B Tenancy 2B11**
- **Metro B Tenancy 2B14**

**AFFIRMATIVE**

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

The meeting moved into closed session at 12.54 pm.

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MOVE INTO OPEN SESSION

Moved by Councillor Marnie Doyle:

Seconded by Mayor Teresa Harding:

**That the meeting move into open session.**

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

The meeting moved into open session at 1.43 pm.

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Items 4 to 8, as listed below, were referred to the Special Council Meeting of 14 July 2022 for consideration and formal adoption:

4. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR METRO B TENANCY 2B04

This is a report concerning an agreement for lease for council's consideration associated with tenancy 2B04 within the Nicholas Street Precinct's Metro B Building.

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

RECOMMENDATION

Moved by Councillor Kate Kunzelmann:

Seconded by Councillor Russell Milligan:

- A. That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B04 in the Metro B Building (impacting part of Lot 1 on RP157021) ("Tenancy 2B04") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).**

- B. That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed lessee, (contained in recommendation A of this report), Council enter into a lease for Tenancy 2B04 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).
- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2B04 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 2B04 (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.

AFFIRMATIVE  
Councillors:  
Doyle  
Harding  
Kunzelmann  
Milligan  
Jonic

NEGATIVE  
Councillors:  
Nil

The motion was put and carried.

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5. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR METRO B TENANCY 2B05

This is a report concerning an agreement for lease for council's consideration associated with tenancy 2B05 within the Nicholas Street Precinct's Metro B Building.

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

RECOMMENDATION

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

- A. That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B05 in the Metro B Building (impacting part of Lot 1 on RP157021) (“Tenancy 2B05”) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).
- B. That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed lessee, (contained in recommendation A of this report), Council enter into a lease for Tenancy 2B05 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).
- C. That Council note, that in relation to Council’s disposal of its leasehold interest in Tenancy 2B05 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 2B05 (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.

AFFIRMATIVE  
Councillors:  
Doyle  
Harding  
Kunzelmann  
Milligan  
Jonic

NEGATIVE  
Councillors:  
Nil

The motion was put and carried.

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6. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR EATS TENANCY T3

This is a report concerning an agreement for lease for council’s consideration associated with tenancy T3 within the Nicholas Street Precinct’s Eats Building.

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

RECOMMENDATION

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

- A. That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy T3 in the Eats Building (impacting lots 2RP209886, 3RP212242 and 1SP307972) ("Tenancy T3") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).
- B. That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed lessee, (contained in recommendation A of this report), Council enter into a lease for Tenancy T3 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).
- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy T3 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 T3 (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.

AFFIRMATIVE  
Councillors:  
Doyle  
Harding  
Kunzelmann  
Milligan  
Jonic

NEGATIVE  
Councillors:  
Nil

The motion was put and carried.

- 
7. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR METRO B TENANCY 2B11

This is a report concerning an agreement for lease for council's consideration associated with tenancy 2B11 within the Nicholas Street Precinct's Metro B Building.

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

**RECOMMENDATION**

Moved by Councillor Marnie Doyle:

Seconded by Councillor Russell Milligan:

- A. That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B11 in the Metro B Building (impacting part of Lot 1 on RP157021) ("Tenancy 2B11") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).**
- B. That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed lessee, (contained in recommendation A of this report), Council enter into a lease for Tenancy 2B011 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).**
- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2B11 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 2B11 (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.**

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.



8. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR METRO B TENANCY 2B14

This is a report concerning an agreement for lease for council's consideration associated with tenancy 2B14 within the Nicholas Street Precinct's Metro B Building.

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

RECOMMENDATION

Moved by Councillor Kate Kunzelmann:

Seconded by Mayor Teresa Harding:

- A. **That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B14 in the Metro B Building (impacting part of Lot 1 on RP157021) ("Tenancy 2B14") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).**
- B. **That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed lessee, (contained in recommendation A of this report), Council enter into a lease for Tenancy 2B14 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).**
- C. **That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2B14 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 2B14 (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.**

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

NEGATIVE

Councillors:

Nil



Jonic

The motion was put and carried.

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**NOTICES OF MOTION**

Nil

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**MATTERS ARISING**

Nil

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**PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 12.48 pm.

The meeting closed at 1.48 pm.

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Doc ID No: A7910183

ITEM: 16.1

SUBJECT: CEO ORGANISATIONAL PERFORMANCE REPORT FOR JUNE 2022

AUTHOR: CHIEF EXECUTIVE OFFICER

DATE: 19 JULY 2022

### **EXECUTIVE SUMMARY**

This organisational performance report is for the month of June 2022 closing out reporting for the 2021-2022 financial year.

Council continues its focus on the prioritisation and delivery of recovery works for the Ipswich community and Council owned assets while also delivering its core services.

The report for this period highlights current significant matters and progress on key performance indicators for the month of June 2022.

### **RECOMMENDATION**

**That the Chief Executive Officer Organisational Performance Report for June 2022 be received and the contents noted.**

### **BACKGROUND**

#### **1. Current Significant Matters**

##### **Severe Weather Recovery Plan July to September 2022**

A new three-month plan was adopted by the Council in June that will guide the city's community recovery efforts as Ipswich continues to recover from the impacts of two serious flood events earlier this year.

Disaster recovery is a whole of government, whole of community responsibility and there are many groups and agencies who are contributing to the work that will help our community reach a point where they are sustainable and resilient.

The ongoing impacts of long-term displacement of people and families, uninhabitable homes and lengthy rebuild processes will be key features of recovery efforts going forward.

Council staff are currently coordinating the recovery work related to the restoration of council assets including depots and fleet, as well as the restoration of community recreational facilities including sporting grounds and facilities, parks and conservation estates.

The Severe Weather February 2022 Recovery Plan can be found on Council's website at:  
<https://www.ipswich.qld.gov.au/services/flood-recovery>

### **First tenancies open in the new Nicholas Street Precinct**

The Nicholas Street Precinct saw the opening of its first tenancies in June with the arrival of Gelatissimo and the relocation of CBD business Terry White Chemmart to a new premise closer to Tulumur Place. With a number of new tenancies in the approval process, this represents a new phase for the precinct in providing more places to dine to and shop with more tenancies opening in the coming months. The tenancies along with the activation activities coordinated by Council are helping to revitalise Ipswich Central as being another great destination in our city of centres.

### **Council Annual Plan adopted**

On 30 June 2022, Council's 2022-2023 Annual Plan was adopted by Council including the Operational Plan, Budget and 3-year Capital Works Program. Despite the challenges presented by the 2022 calendar year to date, the Council team is remaining steadfast and focussed on the delivery of our core services, programs and projects to the Ipswich community.

## **2. Workplace Health and Safety**

There was an excellent safety performance across council for June 2022, with the injury and incident rates well below the same time last year and tracking downwards consistently.

Independent data managed by the Queensland Government shows that Ipswich City Council is the best performing Council in the state for lost time injury performance.

The **Lost Time Injury Frequency Rate (LTIFR)** is 2.61 which is lower than the month of May (3.35). This equates to 2.61 lost time injuries every six (6) months. Council's LTIFR has decreased consistently over the last seven (7) months as there has been zero LTI's since November 2021, this is the longest running period in Council without an LTI. The state average is 12.79.

**Lost time severity rate** is 18.9\* which is slightly higher than the month of May (19.8). The state average is 28.94 (Total days lost for each LTI).

## **3. Update on Corporate/Operational Plans**

The Quarterly Performance Report for January – March 2022 (Quarter 3 period) on the 2021-2022 Operational Plan was endorsed at the 5 May 2022 Governance and Transparency Committee and 19 May 2022 Council Ordinary Meeting. The Quarter 4 report will be presented at the August 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](https://www.ipswich.qld.gov.au/about_council/media/corporate_publications/operational_plan)

#### **4. Major Key Performance Indicators**

##### *People and Culture*

- Council's workforce 'head count' as at 30 June 2022 is 1,470 and is shown with 1,096 full-time (1,088 in May), 141 part-time (141 in May); 113 casual (114 in May); and 120 contingency (134 in May) staff. There has been a reduction in contingent staff between May and June 2022.
- Turnover rate for June 2022 is currently tracking at 13.35% and has decreased from the month of May (14.92% in May).

##### *Finance*

The financial performance report for June 2022 is tabled via a separate report on the Council agenda.

Council's draft end of financial year result is slightly better than the budgeted deficit. Council's underlying deficit is \$0.3 million compared to a budgeted deficit of \$1.0 million. The favourable result is primarily driven by greater than budgeted fees and charges revenue of \$3.0 million and greater than budgeted operational grant revenue of \$5.0 million. The higher level of revenue is partially offset by overspends in materials and services of \$4.6 million and overspends in employee expenses of \$5.5 million. It is important to note that this current draft position includes all expenditure related to the flood and rain disaster events and does not include any funding received or potential recovery from the Queensland Reconstruction Authority (QRA).

The underlying deficit may change slightly as these draft results contain accounting adjustments which are still to be confirmed by the Queensland Audit Office. These accounting adjustments to be confirmed include the recognition of revenue to be received from QRA, the expensing of software as a service product, the recognition of impairment of the flood affected assets, and the Urban Utilities share of profit from the 2021-2022 financial year.

##### *Capital Delivery Program 2021-2022*

The Infrastructure and Environment Department had an effective month of June due to the absence of inclement weather. The capital expenditure for the month of June was \$13.75 million against a budget of \$7.3 million. The significant difference between the spend and budget is attributed to works that were previously delayed due to the weather events earlier in the year either being completed or commenced in June. At the end of financial year, the total capital spend for the department was \$83.73 million against an original approved budget of \$96.77 million. This equates to an underspend of \$13 million for the financial year. The underspend is largely attributable to underspends in the following areas projects:

- Resource Recovery: \$2.36 million underspent due to COVID-19 created supply chain delays;
- Fleet: \$4.78 million underspent due to supply chain delays;
- Redbank Plains Stage 3 Upgrade: Approx. \$5 million underspent due to contractor being unable to commence works due to flooding events in SEQ. Works are to commence in August.

These categories combined underspend equates to approximately \$12.14 million.

The remaining underspend relates to 24 projects that have commenced and are expected to be completed in the first quarter of the new financial year. Over 140 projects were completed in the financial year which is an achievement that the organisation is very proud of.

## **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. Council's corporate risk register is reviewed and updated every two months at the Executive Leadership Team (ELT) Risk Committee Meeting. The updated corporate risk register is scheduled to be considered at the ELT Risk Committee meeting to be held on 4 August 2022. Council's iVolve Project has been added as a separate corporate risk and will continue to be closely monitored with regular reports to the Executive Leadership Team and the Council.

### *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 (June 2022):

Project Name	Project Lead (Council Department)	Purpose of engagement
Habitat Gardens Partnership – closed page	Infrastructure and Environment Department	Platform for urban property owners to share their thoughts, ideas, successes, learnings and conservation aspirations.
Ipswich Central	Community, Cultural and Economic Development Department	Ipswich Central revitalisation projects, and communications.
Out and About in Ipswich Central (part of the Ipswich Central revitalisation)	Community, Cultural and Economic Development Department	Page was created to: <ul style="list-style-type: none"> <li>• One-stop shop for Council and community to share information about all private and public events in Ipswich Central</li> <li>• To showcase new businesses in Ipswich Central</li> </ul>
Building better blocks and neighbourhoods (part of the Ipswich Central revitalisation)	Community, Cultural and Economic Development Department	As part of their Australian tour Better Block will be showcasing their innovative process to activate public spaces and bring people together. Supported by a strong line up of placemaking experts the event will inspire and energise you to think outside the box.
Community Panel	Coordination and Performance Department	Council's new community engagement program for future focussed policy, strategy, projects and plans.
Strengthening Ipswich Communities Plan	Planning and Regulatory Services Department	Report back to community engagement findings from stage 1 and gather feedback on Community Hubs as an option for facilities in the future.
Urban Heat	Infrastructure and Environment Department	Consult community experiences of the urban heat environment. Partnership with Griffith University and University of the Sunshine Coast.

Swifts Sports Club Proposed Sale	Corporate Services	Keep community informed on the potential sale of the Swifts Sports Club, and upcoming community consultation opportunities.
Community Panel – closed member page.	Coordination and Performance Department	The communications and engagement ‘hub’ for the community panel.
Ipswich Arts Advisory Group Closed members page	Community Cultural and Economic Development	Closed page for information sharing and discussion for the Ipswich Arts Advisory Group.

Projects scheduled to open next month (July 2022):

Project Name	Project Lead (Council Department)	Purpose of engagement
Ipswich Parking Strategy	Infrastructure and Environment Department	Heat map and Survey to gather feedback from the community to: <ul style="list-style-type: none"> <li>• understand community parking priorities</li> <li>• design potential solutions to challenging issues</li> </ul> encourage more sustainable transport
Cemeteries in Ipswich (tentative)	Infrastructure and Environment Department	An overarching page to gather feedback from community on future cemetery planning, commencing with the Tallegalla Cemetery concept design.

## Closing the Loop

The Community Engagement team has been working with project owners to finalise information to report back to the community. These projects include:

- Children, young people and family Policy
- Sustainability Strategy
- CBD Cycle Network

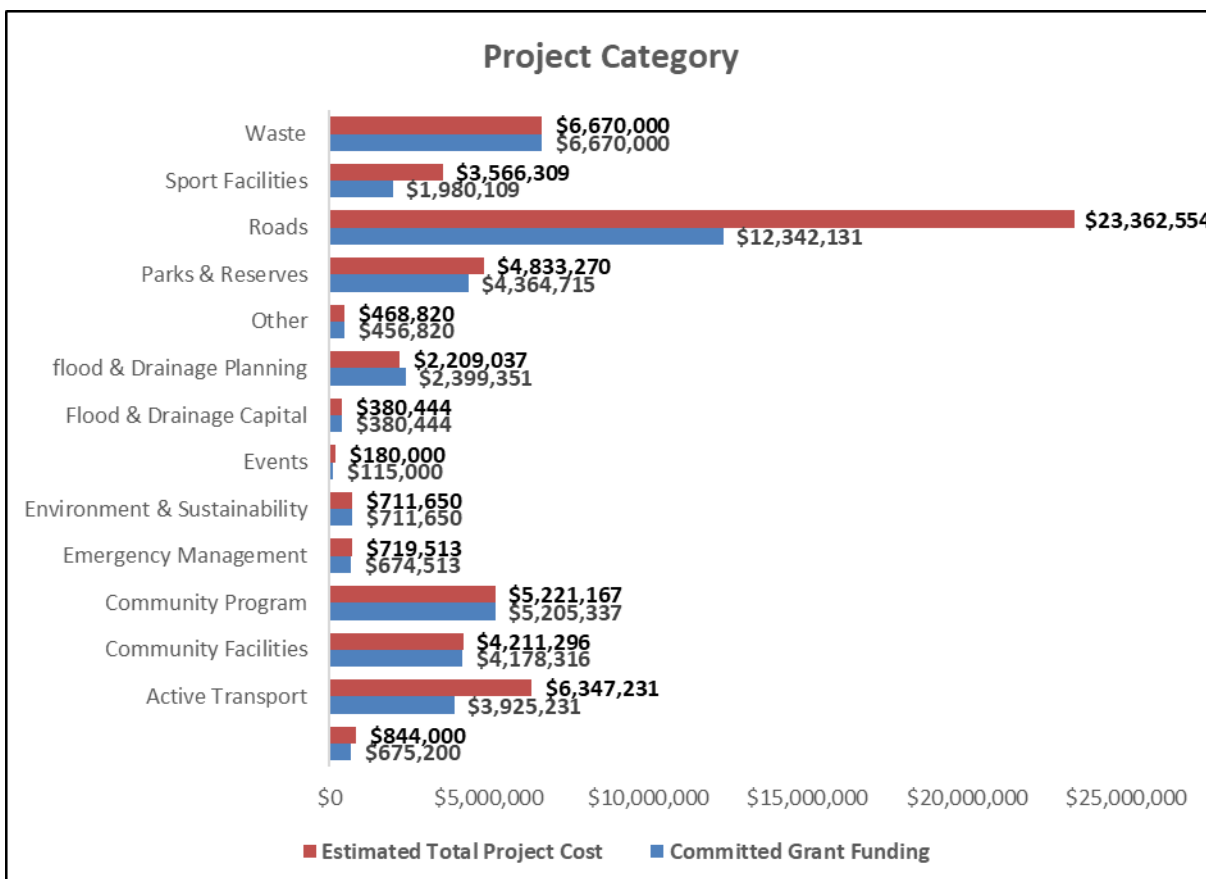
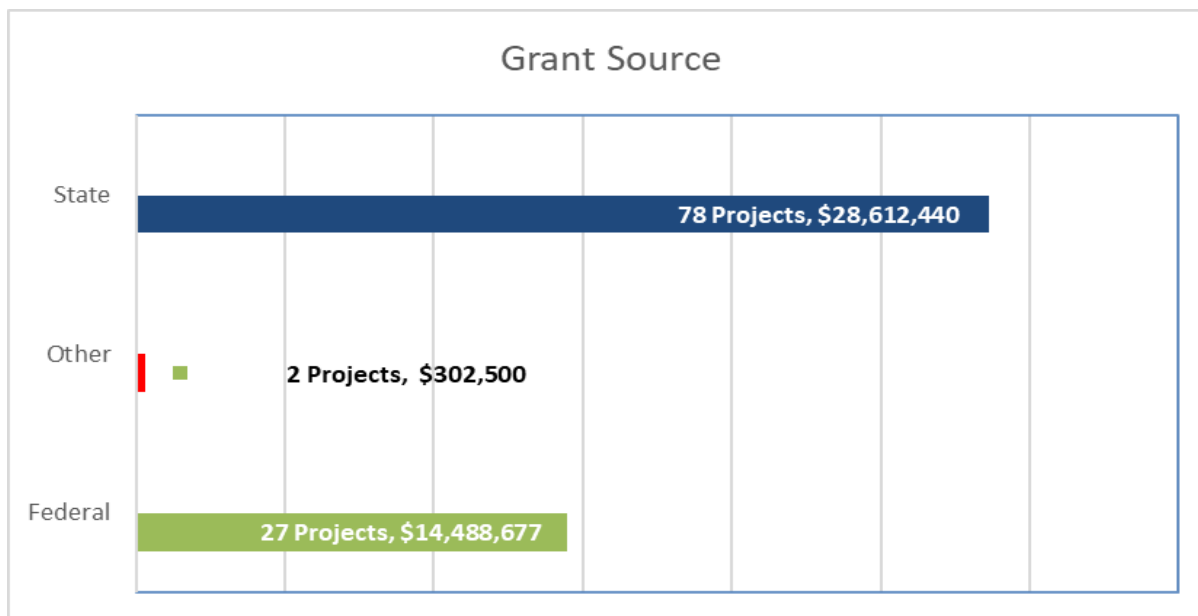
We anticipate that the closing the loop pages for these projects will “go live” in August.

## 7. External Funding



Councils in Queensland may receive funding (Grants) from the Federal and State Governments. Council currently has, 107 active grant projects with funding commitments of \$43.4 million (excluding flood recovery projects).

A summary of the grant revenue portfolio is provided below:



### Flood Recovery Funding

Council is currently working with the QRA and other Departments regarding the costs associated with the February and May 2022 flooding and rain events. Council has been invited to submit claims under the following funding categories:

- **Counter Disaster Operations**  
This funding will provide reimbursement for extraordinary costs associated with public safety during the flood event. This includes the Evacuation and Refuge Centres and the initial community recovery needs.
- **Emergency Works**  
Emergency works to Council's roads and drainage assets to make them safe from damage caused by the disaster.
- **Immediate Reconstruction and Reconstruction of Essential Public Assets**  
Reconstruction of Council's roads and drainage network damaged by the disaster to a pre-disaster condition. There is opportunity to identify betterment works to some of Council's assets and this is yet to be assessed for consideration.
- **Cat D - Clean-up grant program**  
\$30 million in funding available to state agencies and local councils to assist with the cost of clean-up, removal and disposal of otherwise ineligible flood-related debris for communities affected by the rainfall and flooding, 22 February to 7 March 2022.
- **Cat D – Local Recovery and Resilience Grant**  
\$1 million in funding provided to Council to assist with the emergent relief and recovery needs of the community and to assist in increasing resilience against further events.
- **Cat D – Environmental Recovery**  
The environmental recovery program aims to improve the condition of the catchments and associated ecological processes and contribute to riverine recovery, weed and pest management, biodiversity conservation and protect environmental assets.
- **Cat D – Community and recreational assets**  
The community and recreational assets program supports clean up and repair, and where economical, improve the resilience of community and recreational assets damaged as a direct result of the Central, Southern and Western Queensland Rainfall and Flooding, Ex-Tropical Cyclone Seth and South East Queensland Rainfall and Flooding events.

The following table provides an overview of the current status of claims under these recovery programs:

	Status	Requested \$	Approved \$
<b>Counter Disaster Operations</b>			
Feb 22 - Payment advance	Approved		\$ 1,000,000
Feb 22 - Claim 1	Assessment	\$ 655,195	
Feb 22 - Claim 2	Assessment	\$ 633,812	
Feb 22 - Claim 3	Preparation		
<b>Emergency Works</b>			
Feb 22 - Claim 1	Assessment	\$ 687,816	
<b>Immediate Reconstruction</b>			
Feb 22 - Romulus Crt Drainage failure	Approved	\$ 73,945	\$ 73,945
<b>Reconstruction of Essential Public Assets</b>			
Feb 22 - Ventura Way Bio-Basin	Approved	\$ 56,164	\$ 56,164
Feb 22 - Flood Monitoring Gauge Replacement	Assessment	\$ 157,594	
Feb 22 – Piepers Road Culvert Reconstruction	Assessment	\$ 14,809	
<b>Local Recovery and Resilience Grants</b>			
Pre-Payment	Approved	\$ 300,000	\$ 1,000,000
<b>Waste Clean-up (Extraordinary Waste)</b>			
Feb 22 - Claim 1	Preparation		
<b>Resilient Homes Fund</b>			
At this stage, no funding is available to Council. However, in future stages, Council will be funded to undertake buybacks and rehabilitation			
<b>Environmental Recovery Package</b>			
	Waiting on Guidelines		
<b>Sport and Recreation Recovery Package</b>			
Community & Recreation Facilities	Preparation		

## 8. Council Resolutions


Number of resolutions finalised since last report (20 June 2022): 30

Number of resolutions in progress as at 18 July 2022: 74

### 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 July 2022 <a href="#">↓</a> 
	CONFIDENTIAL
2.	Legal Services Confidential Attachment for CEO Organisation Performance Report for June 2022

## IPSWICH CITY COUNCIL ACTIONS REPORT

Total actions in progress: 74  
Total actions completed since last report: 30

**Printed:** Monday, 18 July 2022  
10:04:53 AM  
**Date From:** 27/04/2020  
**Date To:** 16/07/2022

### COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE

#### Actions in Progress: 1

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	30/07/2022	In progress

### COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE

#### Actions completed since last report: 1

Meeting	Dept	Item	Title
Community, Culture, Arts and Sport Committee 7/04/2022	Community, Cultural and Economic Development Department	3	Creative Industries Action Plan - An Addendum to the Arts and Cultural Strategy

Item 16.1 / Attachment 1.

**IPSWICH CITY COUNCIL ACTIONS REPORT**

Total actions in progress: 74  
Total actions completed since last report: 30

**Printed: Monday, 18 July 2022**  
**10:04:53 AM**  
**Date From:** 27/04/2020  
**Date To:** 16/07/2022

**COUNCIL**

**Actions in progress: 35**

Meeting	Dept	Item	Title	Expected Completion Date	Status
Council 28/01/2021	Planning and Regulatory Services Department	15.1	Review of Footpath Dining	30/09/2022	In progress
Council 22/07/2021	Community, Cultural and Economic Development Department	8.1	Hack for Community Impact	31/08/2022	In progress
Council 9/12/2021	Infrastructure and Environment Department	7	Presentation of Petitions – Dog Off Leash Park, Camira	30/09/2022	In progress
Council 27/01/2022	Corporate Services Department	16.7	Procurement - Rosewood Showgrounds Camping Facility	31/07/2022	In progress
Council 27/01/2022	Corporate Services Department	16.7	Procurement - Rosewood Showgrounds Camping Facility	31/07/2022	In progress
Council 24/02/2022	Corporate Services Department	16.5	Nicholas Street Precinct Parking Access System Upgrade	TBA	In progress
Council 24/02/2022	Coordination and Performance Department	17.1	Notice of Motion - Review of Terms of Reference for Ipswich City Council Standing Committees	31/08/2022	In progress
Council 24/02/2022	Community, Cultural and Economic Development Department	17.4	Notice of Motion - Establishment of Motorsport Precinct Advisory Group	30/08/2022	In progress
Council 24/03/2022	Corporate Services Department	16.3	Acquisition of Drainage Easements for INF03896 Tregair Street Newtown	1/10/2022	In progress
Council 21/04/2022	Coordination and Performance Department	16.2	Appointment of Deputy Mayor	27/04/2023	In progress
Council 21/04/2022	Infrastructure and Environment Department	17.1	Notice of Motion - Review of the Flood	30/11/2022	In progress
Council 21/04/2022	Infrastructure and Environment Department	7.2	Petition - Opening of River Road Bundamba to traffic at Nelson Street	30/09/2022	In progress
Council 19/05/2022	Coordination and Performance Department	16.1.1	Matters Taken on Notice - A. Briefing to councillors on actions to repair Council's sporting club assets and B. Councillors local office space.	30/07/2022	In progress
Council 19/05/2022	Corporate Services Department	16.2.1	Matter taken on Notice - Financial Model by QTC and briefing to councillors	TBA	In progress
Council 19/05/2022	Community, Cultural and Economic Development Department	17.1	Notice of Motion - Ripley Valley Library	30/09/2022	In progress

Item 16.1 / Attachment 1.

**IPSWICH CITY COUNCIL ACTIONS REPORT**

Total actions in progress: 74  
Total actions completed since last report: 30

**Printed: Monday, 18 July 2022**  
**10:04:53 AM**  
**Date From:** 27/04/2020  
**Date To:** 16/07/2022

Meeting	Dept	Item	Title	Expected Completion Date	Status
Council 19/05/2022	Infrastructure and Environment Department	17.2	Notice of Motion - Redbank Plains Library	31/07/2022	In progress
Council 19/05/2022	Infrastructure and Environment Department	17.3	Notice of Motion - Carmichaels Road	18/07/2022	In progress
Council 19/05/2022	Infrastructure and Environment Department	17.4	Notice of Motion - Spray Seal Road Maintenance Treatments	31/08/2022	In progress
Council 19/05/2022	Community, Cultural and Economic Development Department	17.5	Notice of Motion - Council to Develop a Domestic Violence Strategy	31/08/2022	In progress
Council 30/06/2022	Infrastructure and Environment Department		Flood Siren Warning Facility at Goodna	19/07/2022	In progress
Council 30/06/2022	Coordination and Performance Department	14.1	Community Engagement Report on the Naming of the Bridge on Sinnathamby Boulevard, Springfield Central and the Renaming of Pisasale Drive, Yamanto	29/07/2022	In progress
Council 30/06/2022	Corporate Services Department	14.2	Procurement - Contract 16117 Human Resource Information System - HRIS - Deloitte Consulting	31/08/2022	In progress
Council 30/06/2022	Planning and Regulatory Services Department	14.3	Discontinuation of discounted dog registration classifications for Obedience Trained Dogs, Dogs Queensland Members and Farm Dogs	27/07/2022	In progress
Council 30/06/2022	Corporate Services Department	14.3	Discontinuation of discounted dog registration classifications for Obedience Trained Dogs, Dogs Queensland Members and Farm Dogs	19/07/2022	In progress
Council 30/06/2022	Community, Cultural and Economic Development Department	16.11	City of Ipswich Severe Weather February 2022 Recovery Plan - July to September	27/07/2022	In progress
Council 30/06/2022	Corporate Services Department	16.4	Residential Kerbside Recycling - Contract with Visy Paper Pty Ltd	19/07/2022	In progress
Council 30/06/2022	Planning and Regulatory Services Department	16.5	Development Application Recommendation - 2464/2022/MAMC - Minor Change Request for a Material Change of Use - Outdoor Entertainment (Circuit Raceway and Driver Training Facility)	27/07/2022	In progress
Council 30/06/2022	Infrastructure and Environment Department	16.6	Provisional Project approval	27/07/2022	In progress
Council 30/06/2022	Infrastructure and Environment Department	16.7	Changes To Local Roads Proposed By The Inland Rail Project	27/07/2022	In progress
Council 30/06/2022	Corporate Services Department	6.1	Adoption of the 2022-2023 Budget and Associated Matters	27/07/2022	In progress
Council 30/06/2022	Corporate Services Department	6.1	Adoption of the 2022-2023 Budget and Associated Matters	27/07/2022	In progress

Item 16.1 / Attachment 1.

**IPSWICH CITY COUNCIL ACTIONS REPORT**

Total actions in progress: 74  
Total actions completed since last report: 30

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Meeting	Dept	Item	Title	Expected Completion Date	Status
Council 30/06/2022	Corporate Services Department	6.3	Overall Plan for the Rural Fire Resources Levy Special Charge	27/07/2022	In progress
Council 30/06/2022	Corporate Services Department	6.4	Rates Timetable for 2022-2023	27/07/2022	In progress
Council 30/06/2022	Corporate Services Department	6.5	Rates Concessions - Charitable, Non Profit/Sporting Organisations	27/07/2022	In progress

**COUNCIL**

**Actions completed since last report: 12**

Meeting	Dept	Item	Title
Council 16/09/2021	Infrastructure and Environment Department		14.5. Committee Report - Environment and Sustainability Committee – 2 September 2021
Council 21/04/2022	Coordination and Performance Department	6	Tributes – ANZAC Day 2022
Council 21/04/2022	Infrastructure and Environment Department	7.1	Petition - Reinstatement of pedestrian crossing at Blackstone Road/Coolibah Street Bus Stop - Blackstone Road Silkstone
Council 19/05/2022	Coordination and Performance Department	14	Question on Notice to the Chief Executive Officer - Procedure for Questions on Notice
Council 19/05/2022	Coordination and Performance Department	14.1	Community Engagement Report on the Naming of the Bridge on Sinnathamby Boulevard, Springfield Central and the Renaming of Pisale Drive, Yamanto
Council 19/05/2022	Planning and Regulatory Services Department	14.5	Matter taken on notice - Georgie Conway Leichhardt Community Swim Centre
Council 19/05/2022	Infrastructure and Environment Department	16.1.1	Matters Taken on Notice - A. Briefing to councillors on actions to repair Council's sporting club assets and B. Councillors local office space.
Council 30/06/2022	Corporate Services Department	14.2	Procurement - Contract 16117 Human Resource Information System - HRIS - Deloitte Consulting
Council 30/06/2022	Planning and Regulatory Services Department	16.2	Wanless Ministerial Call In - Council Submission to the Minister for State Development, Infrastructure, Local Government and Planning During Public Notification
Council 30/06/2022	Corporate Services Department	16.4	Residential Kerbside Recycling - Contract with Visy Paper Pty Ltd
Council 30/06/2022	Corporate Services Department	16.8	Repeal of Policies Related to Animal Management and Environmental Health Fees and Charges
Council 30/06/2022	Coordination and Performance Department	6.2	2022-2023 Annual Plan (including operational plan and Ipswich Waste Services performance plan)



## IPSWICH CITY COUNCIL ACTIONS REPORT

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### ECONOMIC AND INDUSTRY DEVELOPMENT COMMITTEE

#### Actions in progress: 1

Meeting	Dept	Item	Title	Expected Completion Date	Status
Economic and Industry Development Committee 16/06/2022	Community, Cultural and Economic Development Department	2	Economic Development Strategy	20/12/2022	In progress

### ECONOMIC AND INDUSTRY DEVELOPMENT COMMITTEE

#### Actions completed: 1

Meeting	Dept	Item	Title
Economic and Industry Development Committee 5/05/2022	Community, Cultural and Economic Development Department	3	Event Sponsorship - CMC Rocks 2022

### ENVIRONMENT AND SUSTAINABILITY COMMITTEE

#### Actions in progress: 4

Meeting	Dept	Item	Title	Expected Completion Date	Status
Environment and Sustainability Committee 11/03/2021	Corporate Services Department	4	Cherish the Environment Foundation	31/12/2022	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 10/02/2022	Infrastructure and Environment Department	5	Franklin Vale Creek Catchment Restoration Plan 2021-2026	1/06/2023	In progress
Environment and Sustainability Committee 16/06/2022	Infrastructure and Environment Department	3	Potential Acquisition of a Land in South Ripley with Enviroplan Program and Levy Funds	19/07/2022	In progress

### ENVIRONMENT AND SUSTAINABILITY COMMITTEE

#### Actions completed since last report: 3

Meeting	Dept	Item	Title
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
Environment and Sustainability Committee 16/06/2022	Coordination and Performance Department	6	Cherish the Environment Foundation Limited
Environment and Sustainability Committee 16/06/2022	Infrastructure and Environment Department	6	Cherish the Environment Foundation Limited

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**GOVERNANCE AND TRANSPARENCY COMMITTEE**

**Actions in progress: 17**

Meeting	Dept	Item	Title	Expected Completion Date	Status
Governance and Transparency Committee 11/02/2021	Corporate Services Department	4	Acquisition of Land for INF02414 Road Purposes Redbank Plains Road Stage 3	1/09/2022	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	1/09/2022	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	1/09/2022	In progress
Governance and Transparency Committee 4/11/2021	Coordination and Performance Department	5	Community Panels	30/03/2023	In progress
Governance and Transparency Committee 4/11/2021	Coordination and Performance Department	7	Drug and Alcohol (Councillors) Policy	30/11/2022	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	TBA	In progress
Governance and Transparency Committee 10/02/2022	Corporate Services Department	5	New Lease Over Part of 125A Chubb Street, One Mile to West Moreton Greyhound Owners & Trainers Association Inc.	30/08/2022	In progress
Governance and Transparency Committee 10/02/2022	Corporate Services Department	7	Acquisition of Land for Road Purposes for INF03875 Keanes Road Rosewood Bridge Replacement	31/08/2022	In progress
Governance and Transparency Committee 16/06/2022	Corporate Services Department	10	iVolve Project Quarterly Status Update	TBA	In progress
Governance and Transparency Committee 16/06/2022	Community, Cultural and Economic Development Department	12	Revised Alcohol Consumption and Sale in Public Places Policy - deferred for further information	31/08/2022	In progress
Governance and Transparency Committee 16/06/2022	Corporate Services Department	5	Procurement - Microsoft Enterprise Licensing 3 year Agreement	19/07/2022	In progress
Governance and Transparency Committee 16/06/2022	Corporate Services Department	5.1	Matter on Notice - Number of licences	TBA	In progress
Governance and Transparency Committee 16/06/2022	Corporate Services Department	6	Procurement - Waste Services Commercial Management System	TBA	In progress
Governance and Transparency Committee 16/06/2022	Corporate Services Department	6	Procurement - Waste Services Commercial Management System	31/08/2022	In progress
Governance and Transparency Committee 16/06/2022	Corporate Services Department	7	Proposed Disposal of a Subterranean Easement located at Eastern Heights	19/09/2022	In progress

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Meeting	Dept	Item	Title	Expected Completion Date	Status
Governance and Transparency Committee 16/06/2022	Corporate Services Department	8	Disposal of Council Freehold Land - Access Restriction Strip located at Lots 67 and 68 Unnamed Road, Pine Mountain	5/09/2022	In progress
Governance and Transparency Committee 16/06/2022	Corporate Services Department	9	Repeal of Previous Council Decision for Renewal of Lease - Kiosk 1 Karalee Shopping Village, 39 Junction Road, Chuwar - CVS Lane Capital Partners Pty Ltd to Ipswich City Council	19/07/2022	In progress

**GOVERNANCE AND TRANSPARENCY COMMITTEE**

**Actions completed since last report: 7**

Meeting	Dept	Item	Title
Governance and Transparency Committee 15/10/2020	Corporate Services Department	1	Acquisition of Leasehold Land - Champions Way Truncation
Governance and Transparency Committee 10/03/2022	Corporate Services Department	3	Renewal of Lease - Kiosk 1 Karalee Shopping Village, 39 Junction Road, Chuwar - CVS Lane Capital Partners Pty Ltd to Ipswich City Council
Governance and Transparency Committee 7/04/2022	Corporate Services Department	3	Proposed Fees and Charges to apply from 1 July 2022
Governance and Transparency Committee 16/06/2022	Corporate Services Department	2	Annual Review of Delegations to Chief Executive Officer
Governance and Transparency Committee 16/06/2022	Corporate Services Department	5	Procurement - Microsoft Enterprise Licensing 3 year Agreement
Governance and Transparency Committee 16/06/2022	Corporate Services Department	7	Proposed Disposal of a Subterranean Easement located at Eastern Heights
Governance and Transparency Committee 16/06/2022	Corporate Services Department	8	Disposal of Council Freehold Land - Access Restriction Strip located at Lots 67 and 68 Unnamed Road, Pine Mountain

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## IPSWICH CITY COUNCIL ACTIONS REPORT

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## GROWTH, INFRASTRUCTURE AND WASTE COMMITTEE

## Actions in progress: 15

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 10/06/2021	Corporate Services Department	13	Amendment to Acquisition of INF02725 Drainage Easement for Local Drainage Rehabilitation at Arthur Summervilles Road, Karalee	1/09/2022	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	30/12/2022	In progress
Growth Infrastructure and Waste Committee 4/11/2021	Infrastructure and Environment Department	2	E-Scooters in Ipswich	30/03/2023	In progress
Growth Infrastructure and Waste Committee 4/11/2021	Corporate Services Department	4	Cameron Park - Swifts Leagues Club	1/12/2022	In progress
Growth Infrastructure and Waste Committee 4/11/2021	Corporate Services Department	5	Acquisition of Drainage Easement INF04249 - 11 Panton Street, Woodend	1/09/2022	In progress
Growth Infrastructure and Waste Committee 4/11/2021	Corporate Services Department	6	Acquisition of Drainage Easement INF04251 - 50 Blackall Street, East Ipswich	1/09/2022	In progress
Growth Infrastructure and Waste Committee 10/02/2022	Infrastructure and Environment Department	2	Expanding the Ipswich Bus Network	30/06/2023	In progress
Growth Infrastructure and Waste Committee 5/05/2022	Infrastructure and Environment Department	2	Road Maintenance Performance Contract - RMPC - Contract 27 and 28 - 2022-2023 and 2023-2024	TBA	In progress
Growth Infrastructure and Waste Committee 16/06/2022	Infrastructure and Environment Department	4	Adoption of the Updated Landscape Areas on Nature Strips Policy	TBA	In progress
Growth Infrastructure and Waste Committee 14/07/2022	Corporate Services Department	3	Disposal of Council Freehold Land in Trust located at 7001 Redbank Plains Road, Redbank Plains	2/08/2022	In progress
Growth Infrastructure and Waste Committee 14/07/2022	Corporate Services Department	3	Disposal of Council Freehold Land in Trust located at 7001 Redbank Plains Road, Redbank Plains	2/08/2022	In progress
Growth Infrastructure and Waste Committee 14/07/2022	Planning and Regulatory Services Department	4	Council response to the State Government - Independent Environmental Protection Agency (EPA) consultation	28/07/2022	In progress
Growth Infrastructure and Waste Committee 14/07/2022	Corporate Services Department	5	FOGO waste bin fee for tenanted properties	2/08/2022	In progress
Growth Infrastructure and Waste Committee 14/07/2022	Infrastructure and Environment Department	5	FOGO waste bin fee for tenanted properties	28/07/2022	In progress

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**GROWTH, INFRASTRUCTURE AND WASTE COMMITTEE**

**Actions completed since last report: 6**

Meeting	Dept	Item	Title
Growth Infrastructure and Waste Committee 16/06/2022	Infrastructure and Environment Department	2	Response to Petition - Reinstatement of Pedestrian Crossing at Blackstone Road, Silkstone
Growth Infrastructure and Waste Committee 16/06/2022	Corporate Services Department	4	Adoption of the Updated Landscape Areas on Nature Strips Policy
Growth Infrastructure and Waste Committee 16/06/2022	Planning and Regulatory Services Department	5	Proposed Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2022
Growth Infrastructure and Waste Committee 16/06/2022	Planning and Regulatory Services Department	6	Development Application - 19897/2021/MCU - Recommendation - Griffith Group One Pty Ltd ATF Griffith Group One Trust Child Care Centre at Brassall
Growth Infrastructure and Waste Committee 16/06/2022	Planning and Regulatory Services Department	7	Development Application - 3827/2019/CA - Change Representations Recommendation - Wood Mulching Industries (WMI) enclosed compost manufacturing and bio-gas facility at Swanbank
Growth Infrastructure and Waste Committee 16/06/2022	Planning and Regulatory Services Department	8	Waste and Circular Economy Transformation Directive - Update 7

**IPSWICH CENTRAL REDEVELOPMENT COMMITTEE**

**Actions in progress: 1**

Meeting	Dept	Item	Title	Expected Completion Date	Status
Ipswich Central Redevelopment Committee 9/12/2021	Corporate Services Department	2	Procurement - Nicholas Street Precinct Cinema Operations	30/09/2022	In progress

**IPSWICH CENTRAL REDEVELOPMENT COMMITTEE**

**Actions completed since last report: Nil**



Doc ID No: A8086871

ITEM: 16.2

SUBJECT: NEW IPSWICH PLANNING SCHEME (DRAFT) - STAGE 1 PLANNING SCHEME  
PREPARATION

AUTHOR: MANAGER, CITY DESIGN

DATE: 30 MAY 2022

### EXECUTIVE SUMMARY

This report is intended to facilitate Council's endorsement of the draft of the new Ipswich Planning Scheme and Policies for the first state interest review by the state government in accordance with the provisions of the *Planning Act 2016*, the *Planning Regulation 2017* and the *Ministers Guidelines and Rules 2020*.

The preparation of the new Ipswich Planning Scheme (Draft) has included:

- Public consultation on the Statement of Proposals (including a draft Strategic Framework) in 2019 including a review of public submissions and preparation of a consultation report used to guide the policy direction and drafting of the new planning scheme;
- Numerous workshops and briefing sessions with the Mayor & Councillors from April 2020 to July 2022; and
- Preparation of detailed studies on key issues to inform the preparation of the draft planning scheme including-
  - a. Flooding
  - b. Bushfire
  - c. Mining
  - d. Biodiversity
  - e. Commercial and retail supply and hierarchy
  - f. Industrial land supply
  - g. Housing range, supply and availability
  - h. Waste

The endorsement of the new Ipswich Planning Scheme (Draft) will complete Stage 1 of the plan making process. Council's project schedule anticipates the draft planning scheme proceeding to public consultation in early 2023, being finalised and adopted by Council in late 2023 with the new planning scheme anticipated to formally take effect in early 2024.

The preparation of a new Local Government Infrastructure Plan (LGIP) will proceed through a different statutory process to the preparation of a new Ipswich Planning Scheme this will be the subject of a separate recommendation to Council; in the future however, it is expected that both the new Ipswich Planning Scheme (Draft) and the LGIP will be completed in unison.

## RECOMMENDATION/S

- A. That Council endorse the proposed new Ipswich Planning Scheme (Draft) and Policies as contained in Attachments 3 to 15 for the purpose of a state interest review.
- B. That the Manager, City Design give notice to the Chief Executive of the Department of State Development, Infrastructure, Local Government and Planning of this decision and provide the required documents to the Chief Executive and undertake the necessary actions for the state interest review in accordance with the Chief Executive Notice.
- C. That following receipt of the Chief Executive's comments on this first state interest review, a report be presented to Council outlining the nature of the comments and Council's proposed response. In the interim period, Council requests that a register be kept of any consequential amendments, considered necessary by Council officers, to this adopted new Ipswich Planning Scheme (Draft), for its future consideration.

## RELATED PARTIES

There are no related parties associated with this report.

## IFUTURE THEME

Vibrant and Growing

## PURPOSE OF REPORT/BACKGROUND

The current Planning Scheme for Ipswich was prepared under the *Integrated Planning Act* and took effect in 2006. At the time of the adoption of the current Planning Scheme, Ipswich had a population of around 130,000 people. Ipswich's current population is now 237,000 people, meaning that the current planning scheme has provided the framework to manage the growth of the community by 100,000 people (80% growth). Since the commencement of the current planning scheme there have been many planning scheme amendments and also significant changes in the Queensland planning system, including a new *Planning Act 2016*, *ShapingSEQ* Regional Plan and changes in state and commonwealth government planning policy that necessitated the preparation of a new planning scheme for the city.

### Preparing the New Ipswich Planning Scheme

Council (under Interim Administration) resolved to prepare a new Ipswich Planning Scheme in October 2018. Further background information regarding the Council resolutions relating to the preparation of the new planning scheme are detailed below.

Council has also resolved to prepare a new Local Government Infrastructure Plan (LGIP) to plan for and ensure the provision of infrastructure to support growth, development and the



needs of the community. The preparation of a new LGIP follows a different statutory process to that of preparing a new planning scheme however, it is anticipated that the draft new LGIP will be placed on public consultation concurrently with the Ipswich Planning Scheme (Draft).

### **Planning Scheme Resolution 1:**

Following the resolution in October 2018, Council advised the state government of its decision to prepare a new planning scheme. As required by the *Planning Act 2016*, in January 2019 the Chief Executive of the Department provided Council with a Notice pursuant to Section 18 of the Act setting out the procedural steps and timeframes as a tailored process for the making of the new planning scheme as follows:

#### **Stage 1: Planning Scheme Preparation**

(original estimated start date 16/11/2018 to 29/03/2019)

#### **Stage 2: State Interest Review**

(original estimated start date 18/11/2018 to 28/02/2020)

#### **Stage 3: Public Consultation**

(original estimated start date 04/05/2020 to 08/09/2020)

#### **Stage 4: Minister's Consideration**

(original estimated start date 07/09/2020 to 9/10/2020)

#### **Stage 5: Adoption**

(original estimated start date 12/10/2020 to 18/12/2020)

Following this resolution, the process to prepare a new planning scheme commenced with the preparation of a Statement of Proposals (including a draft Strategic Framework) that expressed numerous policy ideas and options and was used for early engagement with stakeholders, the community and the development industry to guide the policy direction for the new planning scheme. Engagement was also undertaken with state agencies.

Following the election of the Council in 2020, it became clear that the overall timeframe was not going to be achieved, and a subsequent request was made to the Chief Executive for a revised program timeline as detailed below.

### **Planning Scheme Resolution 2:**

A revised program timeline for the preparation of the new planning scheme as a tailored process was prepared and presented to Council in September 2021. The revised program comprised:

#### **Stage 1: Planning Scheme Preparation**

(until June 2022)

#### **Stage 2: State Interest Review**

(July - December 2022)

**Stage 3: Public Consultation**

(March - May 2023)

**Stage 4: Minister's Consideration**

(September - October 2023)

**Stage 5: Adoption**

(November/December 2023)

The revised program also included a range of other activities that went beyond the original program, the subject of Resolution 1. This included:

- A new Local Government Infrastructure Plan (LGIP) to be prepared in parallel to the preparation of the new Ipswich Planning Scheme;
- Obtaining additional specialist technical input to update key technical and background information on key matters that directly inform the preparation of the new planning scheme; and
- Proposed incorporation of more extensive community and stakeholder engagement.

This resolution anticipated the finalisation of the new Ipswich Planning Scheme for adoption in late 2023 and formal commencement in early 2024.

A Chief Executive Notice was provided to Council endorsing this program in December 2021 (Attachment 1). A timeline flowchart is included in Attachment 2.

**Summary of Stage 1- Planning Scheme Preparation**

The attached new Ipswich Planning Scheme (Draft) and associated draft planning scheme policies (Attachment 3) and draft maps (Attachments 4-15) have been prepared in accordance with the *Planning Act 2016*, *Shaping SEQ* regional plan, State Planning Policies, the *Minister's Guidelines and Rules 2020* and associated documents relating to the preparation of a new planning scheme.

Preparing the new Ipswich Planning Scheme (Draft) has included consideration of a range of material and issues, including:

1. A review of the current Ipswich Planning Scheme 2006;
2. Relevant legislation and guidance material prepared by state agencies particularly state government interests as expressed in the *State Planning Policy 2017* and the *Shaping SEQ* regional plan;
3. The Chief Executive Notice dated December 2021;
4. iFuture 2021-2026;

5. The Statement of Proposals (including the draft Strategic Framework) and the consultation report (Attachment 16);
6. Council's endorsed plans and strategies;
7. Additional informing studies on key issues including:
  - a. Flooding;
  - b. Bushfire;
  - c. Mining;
  - d. Biodiversity;
  - e. Erosion and storm tide;
  - f. Commercial and retail supply and centres hierarchy;
  - g. Industrial land supply;
  - h. Housing range, supply and availability;
  - i. Waste; and
8. Early engagement outcomes with state agencies.

The new Ipswich Planning Scheme (Draft) has been prepared with consideration of best practice planning principles. This draft has been prepared with input from subject matter experts from across a variety of different sections within Council. The Department of State Development, Infrastructure, Local Government and Planning has been regularly consulted about the drafting and policy matters.

A peer review by external consultants has also been undertaken with a focus on specific areas of the scheme as well as the codes and policies that are the most frequently utilised. In addition, some components of the draft planning scheme have been the subject of ongoing engagement with or utilised information from specific state agencies.

**Key Policy Issues from Public Consultation on the Statement of Proposals (including the draft Strategic Framework)**

Consultation on the Statement of Proposals (including the draft Strategic Framework) was completed in July 2019 in association with Planning Scheme Resolution 1. A total of 510 submissions were received from the community and other stakeholders. Each of the submissions was assessed having regard to the matters raised and any supporting information and evidence provided in the submissions as well as relevant statutory planning considerations and the state interests as included in the State Planning Policy and the outcomes sought by the *Planning Act 2016* and *ShapingSEQ*. The Consultation Report was considered and adopted by Council (under Interim Administration) in August 2019 (Attachment 16).

Outlined below are the key policy issues summarised from the consultation report. These policy issues were also a guide for drafting as well as the preparation of additional reports and studies to inform the new Ipswich Planning Scheme (Draft).

### ***Flooding***

Concerns were raised about the flood levels that were used in the draft Strategic Framework mapping and the flood management provisions (particularly in Karalee), about the identification and use of the Probable Maximum Flood (PMF) to define the outer extent of the floodplains and risk area for the Brisbane and Bremer Rivers and that the flood mapping did not reflect previous flood events and the perceived impact the information may have on insurance premiums and property values.

In response, it was noted that the proposed approach to flood risk management was informed by and must align with the outcomes of the Brisbane River Flood Catchment Studies (BRCFS). This has resulted in a contemporary set of modelled flood events including the identification of the Probable Maximum Flood (PMF) extent and has been prepared within a risk based framework that complies with the requirements of the State Planning Policy (SPP) and addressed both land use planning as well as building control requirements.

Drafting of the detailed flood provisions and flood mapping in the new Ipswich Planning Scheme (Draft) has been undertaken having regard to the need to align with the BRCFS outcomes and the requirements of the State Planning Policy. Council officers have also undertaken significant work on the Ipswich Integrated Catchment Plan which has been endorsed by Council separately and informed the preparation of the new Ipswich Planning Scheme (Draft).

This key policy issue should be addressed in detail in future engagement activities for the new Ipswich Planning Scheme.

### ***Biodiversity and Vegetation Clearing Controls***

Vegetation mapping and protection were identified as a concern for landowners and the development industry. There is general community support for vegetation and habitat retention/protection of trees, however, there is regarding with the impact on individual landowners as well as development.

The identification and protection of significant vegetation in accordance with the State Planning Policy (SPP) must be integrated into the planning scheme. Further investigation relating to the mapped and protected vegetation extents has been undertaken having regard to the requirements in the SPP and locally significant matters to ensure an appropriate balance is achieved between protecting high-value vegetation and habitat (including allowing for appropriate sensitive development within those areas) and accommodating the forecast growth of the city.

This key policy issue should be addressed in detail in future engagement activities for the new Ipswich Planning Scheme.

### ***Springfield Structure Plan***

Submissions were received requesting that the Springfield Structure Plan is retained in its entirety and in an unchanged form to maintain the current development framework and links to infrastructure delivery.

Previous consideration of this subject was based on undertaking major changes to the structure plan, including removing its effect from certain developed lots.

The approach in the attached confidential draft is to minimise the changes to the Springfield Structure Plan and to focus on changes necessary to maintain the function of the structure plan. There are some complexities caused by the changes resulting from the *Forest and Wind Farm Bill 2020* which still require further engagement with the Department of State Development, Infrastructure and Planning, Springfield City Group and other stakeholders.

### ***Ripley Valley Priority Development Area***

Several submissions raised questions about how the Ripley Valley Priority Development Area (PDA) would be integrated and operate relative to development in the rest of the city. Council has no plan making powers with respect to the Ripley Priority Development Area. It is therefore recommended that the new Ipswich Planning Scheme point to the Ripley Development Scheme as the primary planning instrument for the Ripley PDA. In addition, technical information, including overlays prepared for the new Ipswich Planning Scheme will extend across the area of the PDA.

Further engagement is still required with state agencies with respect to this interaction and the operation of the Ripley Development Scheme with the new Ipswich Planning Scheme.

### ***Housing Diversity, Density, Location and Lot Size***

Support was expressed for the approach to the distribution of density including increasing minimum lot sizes (i.e. generally maintaining current lower density character) in some established suburban areas (most notably in Bellbird Park and in areas with and cultural heritage values) and focussing higher density residential development in the new suburban areas and around railway stations and centres.

Objections were also received to the proposal to increase minimum lot sizes (i.e. generally maintaining current lower density character) in certain established suburban areas by other submitters. The views expressed generally reflect a difference between existing residents who wish to see the current character and amenity of the area within which they live maintained (with removal of vegetation being a key matter) and those who wish to develop their land. It is also evident that a combination of the performance based planning system and the complexity in understanding the expectations for an area has contributed to this issue.

In response, an analysis of the overall capacity to accommodate the forecast growth of the city indicates that it is not necessary to heavily densify established suburbs in order to meet the city's growth expectations under the regional plan. It is also anticipated that whilst there has been resistance in the past to certain residential lot sizes and products, this is mostly when those products are delivered in existing areas and not as part of new, planned communities. A substantial proportion of the community is confused regarding the expectations of growth across the city, its translation at a local level and the rationale for such growth. This challenge is not unique to Ipswich and is being experienced in other local governments.

The policy direction for the new planning scheme includes:

- increased density accommodated in the right locations (in proximity to public transport, centres and urban services);
- increased density is not required everywhere; and
- the need for the new planning scheme to clearly communicate the expectations for an area at a local level.

Further engagement is recommended on this subject, and this should be a targeted feature of our stakeholder activities.

### ***Waste***

Several submissions raised objections and concerns with regard to both existing and potential future waste industries and uses, including in established areas (often generally based on current issues being experienced and concerns about non-compliance). Objections were also raised to incinerators and waste to energy industries, with a call for tighter provisions to protect the community and the environment.

Conversely, a level of support was received from the waste industry along with a request to protect areas for continued waste purposes but also raised concerns over the Temporary Local Planning Instruments (TLPI) on the basis that they are too restrictive.

A new TLPI came into force and effect since the engagement on the draft strategic framework was undertaken and is the basis for the waste policy direction for the new planning scheme. In addition, the Waste and Circular Economy Transformation Directive seeks to unify Council's policy positions in the waste space, which is considered in the new Ipswich Planning Scheme (Draft).

There is a lot of change in the waste policy space at a state government level, and it is recommended that continued engagement occur with the state on this subject.

### **Additional Policy Issues**

A range of other policy issues have been identified for consideration as part of the new Ipswich Planning Scheme (Draft) including:

***Aboriginal and Torres Strait Islander Interests***

Section 5(2)(d) of the *Planning Act 2016* expresses as a purpose of the Act the valuing, protecting and promoting of Aboriginal and Torres Strait Islander knowledge, culture and tradition. The new Ipswich Planning Scheme must demonstrate how it advances this purpose.

The ShapingSEQ regional plan was prepared with significant amounts of time and effort being contributed by Aboriginal and Torres Strait Islander people. It recognises that the Traditional Owners in South-East Queensland have an ongoing and unique connection to their ancestral lands and have responsibilities to the land and sea under their traditional customs and laws and that both Traditional Owners and historical and contemporary residents are important stakeholders with differing needs and aspirations.

Council has a long history of engagement with Traditional Owners, including through its Indigenous Land Use Agreement (ILUA), one of the first to be entered.

It is proposed that during the preparation of the new Ipswich Planning Scheme (Draft) that the progress of the Native Title Claims be monitored, and opportunities identified as they arise to engage with the Traditional Owners, in addition to the other consultation methods and activities as set out in the communications strategy adopted for the planning scheme. Notwithstanding, the recognition of these interests are included in the new Ipswich Planning Scheme (Draft). Engagement with Traditional Owners and cultural groups is encouraged and welcomed. It is expected that further engagement on this subject will extend beyond the life of the preparation of the new planning scheme and may form a future focussed amendment to the new Ipswich Planning Scheme (Draft).

***Legislation, Zones and Definitions***

The current planning scheme was prepared under the *Integrated Planning Act 1997*, with many of its key components originally prepared under preceding legislation.

Two other planning reforms have occurred since that time, in addition to the raft of legislative amendments that have been undertaken over the last 18 years. The most recent changes to the planning system involved the commencement of the *Planning Act 2016* that included wholesale changes to the Queensland planning system including the plan making and development assessment processes. In addition, the *Planning Act 2016* and *Planning Regulation 2017* mandated regulated zones names and purpose statements and use definitions. These are in some cases different to the current planning scheme.

***Dwelling Size, Earthworks, and Setbacks***

A policy theme from the previous engagement activities, and anecdotal evidence from internal development assessment functions, and some early engagement with the development industry indicated that dwelling size, earthworks and setbacks were an aspect of the current planning scheme that required a review for the new Ipswich Planning Scheme.

This key policy issue should be addressed in detail in future engagement activities for the new Ipswich Planning Scheme.

### ***Retail and Centres Hierarchy***

A complete review of the Retail and Centres Hierarchy had not been undertaken for an extended period of time. The retail and commercial market and global economic conditions have changed substantially during the life of the current planning scheme which necessitated a review be undertaken of the commercial and retail strategy. This has been completed to inform the preparation of the new planning scheme.

### ***Infrastructure Planning, Standards and Provision***

The volume and location of growth that has been experienced throughout the city, and in particular the eastern growth suburbs have been challenging to manage from an infrastructure perspective necessitating a review of the standards for infrastructure delivered as a part of development. A review of the standards contained within the current planning scheme codes and policies for infrastructure delivered to support development, as well as the Local Government Infrastructure Plan which identifies the network of major infrastructure required to service the community has been undertaken

A complete review of the engineering and design standards for development has been undertaken. In addition, the preparation of the new Local Government Infrastructure Plan (LGIP) includes a complete review of growth, infrastructure demand, and infrastructure standards to inform the new planning scheme, development assessment activities and the levying, collection and utilisation of infrastructure charges. The scale of this exercise is substantial.

Particular attention has been given to the recognition and integration of the broader strategic transport objectives and outcomes of iGO. A comprehensive review of the Road Hierarchy has been undertaken with new development codes and policies to contemporise planning policy ensuring development responds to all modes of transport, including active travel.

Further engagement is recommended on this subject. The preparation of a new LGIP follows a different statutory process to preparation of a new planning scheme however, it is intended that both documents be placed on public consultation concurrently.

### ***Secondary Dwellings, Auxiliary Units and Dual Occupancies***



A significant planning and community issue has evolved in the city and in the wider South-East Queensland region regarding the standards that apply to secondary dwellings or auxiliary units, their size and description, and where these can occur. The intent for the preparation of the new planning scheme has been to reduce confusion associated with these provisions, and to ensure that these types of housing product happen in the most appropriate locations, and not in large concentrations.

### ***Stormwater Flow, Waterways and Wetlands***

The current planning scheme has limited provisions relating to waterways, wetlands, and issues of stormwater flow (overland flow paths). The new Ipswich Planning Scheme (Draft) is intended to provide further provisions to enable a greater understanding of the size and scale of stormwater flow, waterways and wetlands and to include additional assessment processes and requirements to address the impacts of these issues on development.

### ***Agribusiness, Tourism and Short-Term Accommodation Uses***

The current Ipswich Planning Scheme is relatively conservative in respect to a range of Agribusiness, Tourism and Short-Term Accommodation uses, and in particular these uses in Rural Areas of the city. It is acknowledged that there is some substantial opportunity in this industry, and that there has been growth in the industry both locally and in the broader community. The preparation of the new planning scheme has provided the opportunity to reconsider the approach to these uses, including making the assessment for some compatible tourism uses easier and reducing red tape. There are tourism uses that have the potential to impact neighbours and the community so a balance needs to be achieved in this regard, and community feedback will be needed to inform both the assessment process and the requirements for tourism activities, particularly in rural areas.

### ***ePlanning***

Currently the Ipswich Planning Scheme is published on the Ipswich City Council web site as a series of PDF's with a separate product displaying planning scheme mapping. Over the life of the current scheme, there has been a significant evolution in technology allowing the move away from the use of a hard copy, printed scheme. An ePlanning Platform will enable significant improvements in functionality and the publishing of an interactive electronic planning scheme and associated mapping.

In addition, there is the opportunity to link property-based information and enquiries, as well as development based information and enquiries to make the process of using the planning scheme much more user friendly and accessible across a range of devices. This will bring Council in line with a contemporary approach to publishing planning information.

The electronic scheme platform also provides greater version control both for internal as well as external use, including ensuring any amendments to the planning scheme can be well tracked and authored, access for the community to superseded planning schemes and mapping, and including an opportunity to coordinate comments from the

state government in respect to areas of state interest as part of the state interest review process.

### **The Steps to Finalise the New Ipswich Planning Scheme**

Subject to a resolution of Council, the proposed new Ipswich Planning Scheme (Draft) will be provided to the Chief Executive of the Department of State Development, Infrastructure, Local Government and Planning for first state interest review. The state government will advise of any conditions that apply to the proposed planning scheme including the timing on when the conditions must be complied with. Following the state interest review process, the new Ipswich Planning Scheme (Draft) will be presented to Council for endorsement for formal public consultation. After public consultation is completed, Council will consider submissions received. The proposed new Ipswich Planning Scheme (Draft) will be amended as required to accommodate Council's responses to submissions and is then required to be sent to the state government for a final review and approval to adopt. Following this final review process and Council's consideration to any matters arising, Council will then be in a position to consider the final adoption of the new Ipswich Planning Scheme.

While the state interest review process is being undertaken, Council officers will be focussing on advancing the next stages of the planning scheme project including:

1. Continuing engagement with the state agencies on the draft planning scheme;
2. Continuing to refine the draft planning scheme and undertaking testing of draft provisions on live development applications;
3. Undertaking targeted stakeholder and internal engagement;
4. Making modifications to the draft planning scheme to address any issues that emerge from the state interest review or to address minor drafting anomalies;
5. Continuing work on the preparation of a new Local Government Infrastructure Plan and supporting material;
6. Preparing for and commencing informal community and stakeholder engagement in accordance with a community engagement and communications plan including the approved communications strategy in the Chief Executive Notice;
7. Preparing for the release of the draft planning scheme including draft planning scheme policies and draft LGIP for formal public consultation using an ePlanning platform; and
8. Progressing a range of matters that impact Council's Local Laws and other aspects of Council operations. These will be identified and planned for integration and alignment with the adoption of the new planning scheme.

It may also be necessary to amend the draft planning scheme to incorporate refinements and to calibrate the planning scheme provisions with the draft LGIP. There is the possibility that some changes may not be considered minor and may need to be resubmitted to the

state government for further state interest review prior to commencing the formal public consultation process for the draft planning scheme. This may require specific programming and discussions with the state government to enable amendment(s) to the draft planning scheme to be resolved and approved in time for the commencement of public notification of the new Ipswich Planning Scheme (Draft). This will require careful planning to achieve the critical path for the commencement of the new planning scheme intended for early 2024.

A broad program for the delivery of the scheme by early 2024 is attached (Attachment 2)

### 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 program timeline not be adhered to, potentially compromising previous resolutions of Council and requiring a further request to the state government for modification to the Chief Executive Notice. There is also the risk of a delay in the provision of the state government's state interest review decision. This requires a watching brief, and the project includes a risk register with mitigation measures which is being actively monitored and managed.

### HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Recommendations A, B and C relate to the endorsement of the new Ipswich Planning Scheme (Draft) for state interest review. and for Council resolution to 'make' associated planning scheme policies.
(b) What human rights are affected?	The recommendations of this report seek Council to endorse the new Ipswich Planning Scheme (Draft) for state interest review in accordance with the <i>Planning Act 2016</i> . A formal statutory public consultation process is required to be undertaken including assessment of public submissions prior to final adoption of the new planning scheme. Prior to the final adoption of the new planning scheme it will be necessary for a thorough assessment of human rights to be considered and provided to Council as a component of the final report seeking Council's resolution to formally adopt the new planning scheme.
(c) How are the human rights limited?	Not Applicable
(d) Is there a good reason for limiting the relevant rights?	Not Applicable

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

## FINANCIAL/RESOURCE IMPLICATIONS

There are finance and resource implications associated with preparation of the new Ipswich Planning Scheme and the associated parallel new Local Government Infrastructure Project. Project plans are in place, and budget has been considered in the 2022 / 2023 budget.

## COMMUNITY AND OTHER CONSULTATION

### Stakeholder Engagement and Public Notification

In addition to the statutory notification requirements of the *Planning Act 2016* and the *communications strategy required by the state government Chief Executive Notice*, in September 2022 the Council resolved to '*prepare a comprehensive, integrated community engagement and communications plan to ensure the Ipswich public has the opportunity to understand and comment on the draft planning scheme, with this plan to be presented to the Council for approval on or before December 2022*'.

This plan is in preparation and a specialist consultant has been engaged to assist. It is expected that the plan will also include engagement activities with respect to the new draft Local Government Infrastructure Plan and draft planning scheme policies. The engagement process will provide an opportunity to engage with the community and key stakeholders on planning, development, infrastructure and other related matters to assist the community's awareness and understanding of the purpose and provisions of a planning scheme, and a range of other planning and development related issues affecting the city, their neighbourhood and their land. It is proposed that liaison with the Department of State Development, Infrastructure, Local Government and Planning continue in finalising the community engagement and communications plan.

Planning issues can be emotive, and it is critical that the engagement with the community is as extensive and informative as possible. Importantly, the scope of proposed engagement plan will exceed the requirements of the *Planning Act 2016* and the communications strategy approved by the Chief Executive of the Department of State Development, Infrastructure, Local Government and Planning and be one of the most extensive engagement processes undertaken by Council.




Targeted consultation will be needed with state and commonwealth government agencies, peak industry bodies, residents, landowners and businesses and will be identified within the Stakeholder and Community Engagement Plan. Further engagement will also be undertaken internal to the Council, and a range of guidance material will be prepared to support both the engagement on the draft planning scheme and the future commencement of the new planning scheme.

## CONCLUSION

It is recommended that Council resolve to endorse the new Ipswich Planning Scheme (Draft) and associated policies for the purposes of first state interest review in accordance with the *Planning Act 2016*.

A new Local Government Infrastructure Plan (LGIP) being prepared in parallel to the new planning scheme. A future report to Council will seek endorsement of the draft LGIP for purposes of external independent review, subsequent review by the Minister and public notification. It is proposed that the draft new LGIP be publicly notified concurrently with the new Ipswich Planning Scheme (Draft), subject to the timeframe for review of the Minister.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Chief Executive Notice <a href="#">↓</a> 
2.	Project Timeline <a href="#">↓</a> 
16.	Strategic Framework and Statement of Proposals Consultation Report <a href="#">↓</a> 
	CONFIDENTIAL
3.	Draft Planning Scheme ( <i>under separate cover</i> )
3A.	Draft Assessment Categories Table ( <i>under separate cover</i> )
4.	Draft Zone and Precinct Maps ( <i>under separate cover</i> )
4A.	Draft Springfield Land Use and Reference Maps ( <i>under separate cover</i> )
5.	Draft Strategic Framework Maps ( <i>under separate cover</i> )
6.	Draft Overlay Maps (1-4) ( <i>under separate cover</i> )
7.	Draft Overlay Maps (5-7) ( <i>under separate cover</i> )
8.	Draft Overlay Maps (8-11) ( <i>under separate cover</i> )
9.	Draft Overlay Maps (12 - Index) ( <i>under separate cover</i> )
10.	Draft Overlay Maps (12A) ( <i>under separate cover</i> )
11.	Draft Overlay Maps (12B) ( <i>under separate cover</i> )
12.	Draft Overlay Maps (12C) ( <i>under separate cover</i> )
13.	Draft Overlay Maps (12D) ( <i>under separate cover</i> )
14.	Draft Overlay Maps (12E) ( <i>under separate cover</i> )
15.	Draft Overlay Maps (13-15) ( <i>under separate cover</i> )

Brett Davey

**MANAGER, CITY DESIGN**

I concur with the recommendations contained in this report.

Peter Tabulo

**GENERAL MANAGER PLANNING AND REGULATORY SERVICES**

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



Department of State Development, Infrastructure, Local  
Government and Planning

# Chief Executive Notice

## Amended Notice about the process for making a planning scheme under section 18(3)(b) of the *Planning Act 2016*

### Proposed Ipswich City Council Planning Scheme

#### Part A – Preamble

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In accordance with section 18(4) of the *Planning Act 2016* (the Planning Act), the delegate of the Chief Executive of the Department of State Development, Infrastructure, Local Government and Planning (the Chief Executive) has considered the matters stated within the Minister's Guidelines and Rules (MGR) when preparing this notice under section 18(3)(b) of the Planning Act. The summary matters relevant to this decision are:

1. The notice given by Ipswich City Council (the council) under section (18)(2) of the Planning Act dated 9 September 2021.
2. Parts B of this notice comprise the provisions and process that apply to the proposed making of this planning scheme in accordance with section 18(6) of the Planning Act.
3. Unless stated otherwise, the process described in Appendix 1 of this notice is to be undertaken in the order in which it is prescribed. This does not preclude the need for steps to be repeated should changes be made to the proposed planning scheme for example.
4. In accordance with section 18(5) of the Planning Act, a communications strategy that the council must implement about the instrument is described in this notice.

#### Part B – Operative Provisions

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This part prescribes additional matters that are to be read in conjunction with the requirements set out in Appendix 1.

##### 1. Requesting Information

- 1.1 The Minister for Planning (the Minister) or the Chief Executive, as relevant to the process, may, at any time, give the council a notice requesting further information.

##### 2. Managing Timeframes

- 2.1 The Minister, the Chief Executive, or the council, may pause a timeframe (except for the public consultation timeframe) for an action for which they are responsible, by giving notice to any other party

in the relevant step of the process. This notice must state how long the timeframe will be paused and a date upon which the timeframe will restart.

- 2.2 If a notice to pause a timeframe is given, the process is paused from the day after the notice is given until the date stated in the notice, unless the notice is withdrawn by the party that gave the notice.
- 2.3 If a notice to pause a timeframe is withdrawn, the process restarts from the day after the withdrawal notice is given.
- 2.4 Despite section 2.1, if a notice to pause a timeframe is given with a request for further information as per section 1.1 above, the timeframe is paused until the request is satisfied.
- 2.5 The duration of a pause notice may be extended by the giving of another pause notice before the paused period ends.

### 3. Public Consultation

In addition to any steps relating to public consultation included in Appendix 1 of this notice and in accordance with section 18(5) of the Planning Act, the council is required to:

- 3.1 Publish at least one public notice about the proposal to make the planning scheme in a newspaper circulating in the council's local government area and on the council's website.
- 3.2 Keep the instrument available for inspection and purchase for a period (the consultation period) stated in the public notice of at least 40 business days after the day the public notice is published.
- 3.3 Give the Minister a notice containing a summary of the matters raised in the properly made submissions and stating how the council dealt with the matters as per Step 20.

### 4. Communications Strategy

The council is required to:

- 4.1 Comply with the minimum public consultation standards prescribed in the Planning Act.
- 4.2 Identify the relevant key stakeholders for the purposes of public consultation.
- 4.3 Undertake a range of consultation methods that can be considered 'best practice' and are fit-for-purpose, generally in accordance with the Communications Strategy (New Ipswich Planning Scheme (including New Local Government Infrastructure Plan)).
- 4.4 Prepare a report on public consultation for the Minister, to accompany the proposed planning scheme for adoption.
- 4.5 Undertake its engagement process detailed below in line with the principles detailed in part 1 of the Department of State Development, Infrastructure, Local Government and Planning's (the department) *Community Engagement Toolkit for Planning*.

### 5. Changing the Proposed Planning Scheme

- 5.1 The council may make changes to the proposed planning scheme to—
  - 5.1.1 address issues raised in submissions;
  - 5.1.2 amend a drafting error;
  - 5.1.3 address new or changed planning circumstances or information; or
  - 5.1.4 address a matter or the Minister's condition raised during state interest review to appropriately integrate a state interest.
- 5.2 The council must ensure any changes made to the proposed planning scheme continue to appropriately integrate and address relevant state interest/s, including those identified in a state interest review.
- 5.3 If the council changes the proposed planning scheme and the change results in the proposed planning scheme being significantly different (having regard to schedule 2 of the MGR) to the version released



for public consultation, and public consultation has started or been completed, the council must repeat the public consultation required for the proposed planning scheme.

- 5.4 If public consultation is required to be repeated as a result of changes which result in the proposed planning scheme being significantly different, the council may limit the public consultation to only those aspects of the proposed planning scheme that have changed.
- 5.5 If public consultation is required to be repeated, the timeframes established in Step 18 apply.

#### **6. The Chief Executive Actions**

- 6.1 For the Chief Executive actions given in this notice under section 18 of the Planning Act, the Chief Executive includes the Director-General, the Planning Group Deputy Director-General, Executive Director, Director, and Manager of the Planning Group in the department.

APPENDIX 1 - Tailored process – Ipswich City Council – Notice about the process for making a planning scheme under section 18(3) of the *Planning Act 2016*

Step	Type of action	Summary of action	Specific actions	Commentary	Entity responsible for task	Recommended timeframe (business days)
Step 1	Planning and preparation	Local government notifies the Chief Executive of preparation & requests confirmation of state interests and early state interest review	The local government must give notice to the department of the nature and details of the proposed planning scheme and requests confirmation of state interests and early state interest review.	<p>It is proposed that the confirmation of state interests (early state interest review) will occur as part of the preparation and consultation on the draft Strategic Framework. (refer to Steps 2, 3 and 4).</p> <p>Step 1 completed when the Chief Executive provides a Notice under section 18(3) of the Planning Act and which sets out the process that Ipswich City Council must follow during the plan-making process.</p>	Local Government	Completed
Step 2		Local government prepares draft planning scheme	The local government must prepare a draft planning scheme.	<p>Preparing the draft planning scheme will be staged:</p> <p>1. Initial focus on preparing and consulting on the draft Strategic Framework (Statement of Proposals)-</p> <p>2. Finalisation of draft Strategic Framework and preparation of draft detailed zoning and operational provisions (draft of the balance of the planning scheme).</p>	Local Government	12 months
Step 3		Local government consults with the department	The local government must consult with the department (who will coordinate state agency input) while preparing the draft planning scheme.	Engagement and consultation with the department will occur throughout preparation of the planning scheme (refer to the Communications Strategy for information on engagement with the department).	Local Government	None
Step 4		State comments on draft planning scheme	Whole of state agency comments provided to the council about the draft strategic framework.	A coordinated written response containing state agency comments will be provided the council.	Chief Executive	None
State interest review						
Step 5	State interest review	Local government provides notice to commence the state interest review process	<p>The local government must give a notice to the Chief Executive to commence the state interest review that includes—</p> <p>1. An electronic copy of the proposed planning scheme in the format identified by the department.</p> <p>2. An electronic copy of the proposed planning scheme in the format identified by the department.</p> <p>3. A written statement addressing the state interests in the relevant regional plan and SPP which includes—</p> <p>a. how the state interests are integrated in the planning scheme;</p> <p>b. reasons why any state interests have not been integrated in the planning scheme; and</p> <p>c. any state interests that are not relevant.</p>	<p>The state interest review will be substantially informed and addressed through the early state interest review undertaken during the preparation of the draft planning scheme.</p>	Local; Government	None

Step	Type of action	Summary of action	Specific actions	Commentary	Entity responsible for task	Recommended timeframe (business days)
			4. A written statement about how the key elements of a planning scheme mentioned in section 16(1) of the Planning Act have been addressed and if the planning scheme is consistent with the regulated requirements. 5. A proposed communications strategy if one has not been given with the notice under section 18(2) of the Planning Act. 6. Any background studies or reports that informed the preparation of the planning scheme, including any strategic study or report, or review required under section 25(1) of the Planning Act. 7. Any natural hazards, risk and resilience evaluation report prepared having regard to the SPP. 8. Any draft feasible alternatives report prepared for a planning change made to reduce the risk of natural hazards, including details of the potentially affected premises and any relevant supporting information. 9. Shapefiles of any mapping. 10. A summary of consultation with state agencies and the outcome of the consultation. 11. Any other information considered relevant by the local government.			
Step 6		Chief Executive undertakes the state interest review	The Chief Executive must undertake a state interest review.		Chief Executive	To commence within 5 days of receiving the notice to commence the state interest review
Step 7		Chief Executive considers key Act & Regulation matters	As part of the state interest review, the Chief Executive must consider if the proposed planning scheme— a) advances the purpose of the Planning Act; b) is consistent with section 16(1) of the Planning Act; c) is consistent with the regulated requirements prescribed in the Planning Regulation; d) is well drafted and clearly articulated; and e) accords with the result of any strategic study or report, or review required under section 25(1) of the Planning Act. The Chief Executive may also consider the information given with the notice to commence the state interest review.		Chief Executive	Concurrent with state interest review, to commence within 5 days of receiving the notice to commence to state interest review
Step 8		Chief Executive advises of changes required	The Chief Executive may give notice to the local government advising of any changes— a) to the proposed planning scheme required to address state interests b) to the proposed communications strategy as a result of the state interest review.		Chief Executive	During the state interest review period (60 business days from commencement of the state interest review)

Step	Type of action	Summary of action	Specific actions	Commentary	Entity responsible for task	Recommended timeframe (business days)
Step 9		Chief Executive provides outcomes of state interest review	The Chief Executive must give notice to the local government of the outcome of the state interest review.		Chief Executive	60 business days from commencement of the state interest review
Step 10		Chief Executive provides conditions of state interest review	The Chief Executive may include conditions that apply to the proposed planning scheme, including the timing on when the conditions must be complied with.		Chief Executive	Concurrent with the notice giving the outcome of the state interest review
<b>Public consultation</b>						
Step 11	Public consultation	Local government commences public notice as per the Planning Act, MGR, etc.	The local government must give public notice in accordance with: a) the public notice requirements prescribed in the Planning Act, Schedule 2, definition of public notice, paragraph (b); b) Schedule 4 of MGR; and c) the communications strategy, including any amended strategy requested by the Chief Executive.	Refer to the Communications Strategy for further information about the consultation.	Local Government	None
Step 12		Local government publishes a public notice - minimum 40 business days	The local government must publish a public notice about the proposal to make or amend the planning scheme. It must state that any person may make a submission about the instrument to the local government within the consultation period.	Refer to the Communications Strategy for further information about the consultation.	Local Government	The consultation period must be a minimum period of 40 business days, commencing after the day the public notice is published in a newspaper circulating in the local government area.
Step 13	Considering submissions	Local government considers all properly-made submissions	The local government must consider all properly made submissions about the proposed planning scheme.		Local Government	None
Step 14		Local government prepares written consultation report	The local government must prepare a written consultation report that is— • available to view and download on the local government's website; and • available to inspect and purchase in each of the local government's offices.		Local Government	Within 40 days of the close of the consultation period
Step 15		Local government notifies submitters about submissions consideration process	The local government must notify persons who made properly made submission about how the local government has dealt with the submissions.		Local Government	None
Step 16	Changing the proposed instrument	Local government makes changes as a result of submissions, changed circumstances, etc.	The local government may make changes to the proposed planning scheme to: • address issues raised in submissions; • amend a drafting error; or • address new or changed planning circumstances or information.		Local Government	None

Step	Type of action	Summary of action	Specific actions	Commentary	Entity responsible for task	Recommended timeframe (business days)
Step 17		Local government ensures changes made still meet relevant state interests	The local government must ensure any changes made to the proposed instrument continue to appropriately integrate and address relevant state interests, including those identified in a state interest review.		Local Government	None
Step 18		Local government restarts or repeats consultation due to scheme changes	If the local government changes the proposed planning scheme and the change results in the proposed scheme being significantly different (having regard to schedule 2 of the MGR) to the version released for public consultation, and public consultation has started or been completed, the local government must restart or repeat the public consultation required for theproposed scheme with the changes made.	If this step is required to be undertaken, then the starting and completing subsequent steps 20 to 25 will be changed by a corresponding time to that taken to complete steps 18 and 19.	Local Government	None
Step 19		Local government limits public consultation to only those aspects changed	If re-consultation is required as a result of changes which result in the instrument being significantly different, the local government may choose to limit the public consultation to only those aspects of the proposed planning scheme that have changed.	If this step is required to be undertaken, then the starting and completing subsequent Steps 20 to 25 will be changed by a corresponding amount of time to that taken to complete Steps 18 and 19.	Local Government	None
Minister's consideration						
Step 20	Minister's consideration	Local government requests adoption of scheme	The local government must give the Minister a notice to request adoption of the planning scheme that includes— a) an electronic copy of the planning scheme, clearly identifying any change that has been made to the proposed planning scheme since the state interest review b) a written consultation report c) the reasons why the local government doesn't consider the proposed planning scheme to be significantly different from the version for which public consultation has been undertaken.		Local Government	Within 40 days of the close of the consultation period
Step 21		Minister provides approval to adopt	The Minister must give the local government a notice stating— a) if the local government may adopt the proposed planning scheme; and b) the Minister's conditions, if any, that apply to the proposed planning scheme; or c) if the proposed planning scheme may not be adopted, the reasons why it may not be adopted.		Minister	Within 40 business days of receiving the notice from local government requesting adoption of the planning scheme
Step 22		Minister provides conditions of adoption	Any ministerial conditions stated on the notice given must be complied with before the local government may adopt the proposed planning scheme, unless stated otherwise in the notice.		Minister	None
Adoption						
Step 23	Adoption	Local government decides to adopt scheme	The local government must decide to adopt or not proceed with the proposed planning scheme.		Local Government	None

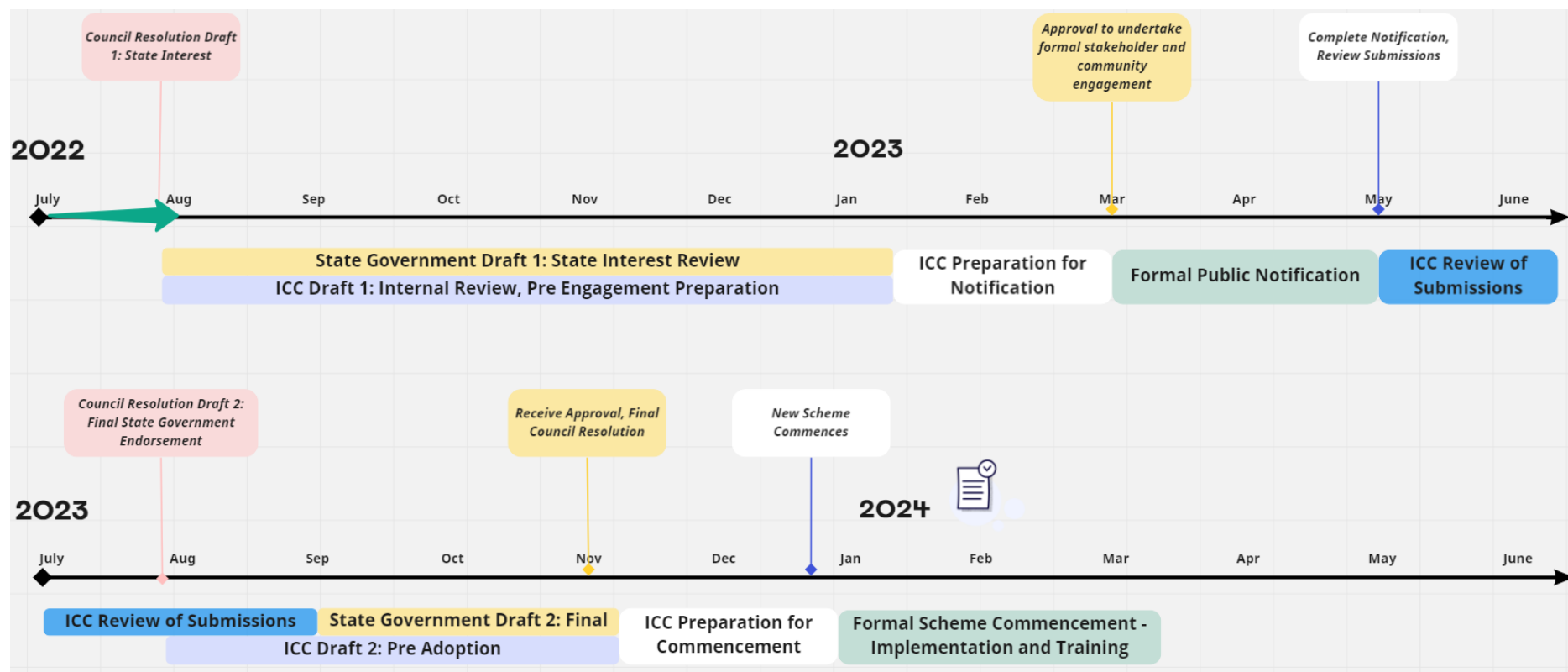
Step	Type of action	Summary of action	Specific actions	Commentary	Entity responsible for task	Recommended timeframe (business days)
Step 24		Local government publicly notifies adoption	<p>If the local government decides to adopt the proposed planning scheme, the local government must publish a public notice in accordance with the requirements of the Planning Act, Schedule 2, definition of public notice, paragraph (c) that must state—</p> <ul style="list-style-type: none"><li>a) the name of the local government;</li><li>b) the decision made by the local government about the planning scheme;</li><li>c) the date the planning scheme was adopted;</li><li>d) the commencement date for the planning scheme (if different to the adoption date);</li><li>e) the title of the planning scheme;</li><li>f) if the planning scheme only applies to part of the local government area, a description of the location of that area;</li><li>g) the purpose and general effect of the planning scheme; and</li><li>h) where a copy of the planning scheme may be inspected and purchased.</li></ul>	Step also includes preparing the final version of the adopted Ipswich Planning Scheme, systems updates and publication.	Local Government	None
Step 25		Local government provides public notice and copy of scheme to the Chief Executive	The local government must give the Chief Executive a copy of the public notice; and if adopted, a copy of the planning scheme.		Local Government	Within 10 business days of publishing a public notice

Dated this 9<sup>th</sup> day of December 2021



Kerry Doss  
State Planner  
Department of State Development, Infrastructure,  
Local Government and Planning

## Draft Planning Scheme Project Timeline





# Consultation Report

### How to use this document?

This document summarises the issues raised in submissions received by Council in response to the public consultation of the Statement of Proposals (including Draft Strategic Framework), and sets out a response and recommendation in relation to those issues.

If you made a submission to the Statement of Proposals (including Draft Strategic Framework), you should have been provided with a unique number for your submission(s) which can be used to locate Council's response to your submission. To locate Council's response to your submission, you can search the document with the Find tool (Ctrl + F for PCs or Command + F for Mac) using your unique submission number.

### Need assistance?

- Further support in using this document is available by:
- contacting Council's City Design Branch on (07) 3810 7990;
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## Statement of Proposals

[INCLUDING DRAFT STRATEGIC FRAMEWORK]



Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.2	Overall Vision				
3.2	Overall Vision	Express concern with the elevation of specific development requirements to the level of the strategic framework, for example, setbacks to waterway corridors and housing density outcomes are included in the proposed framework.	The Strategic Framework uses a range of development standards to provide clarity of intent for the proposed framework, they are not development assessment standards. Where distances and areas are used, these are mostly provided within a range (for example in Table 3.4 – Residential Typologies and Densities, ES3 – 12-22 dwellings per hectare).  Where a single figure is used (for example, a stated ‘400 metre or 5 minute walk’ to a bus stop or neighbourhood centre) it is expected that, as with other themes and desirable outcomes in a strategic framework, a level of reasonable interpretation is applied when assessment is made against these requirements.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	292, 355, 364, 368, 485, 487, 488,
3.2	Overall Vision	Express the view that consideration be given to including the centre locations proposed on the future Ipswich to Springfield railway line in item 28 of the vision statement.	The comments expressed in the submission are noted.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the review of the strategic framework and drafting of the new planning scheme.	469,
3.3	Valuable Features				
3.3.2	Natural Environment	Request that specific wildlife treatments be utilised to protect natural areas.	The comments expressed in the submission are noted.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the review of the strategic framework and drafting of the new planning scheme.	314, 324,
3.3.2	Natural Environment	Suggest that the strategic framework should include additional mapping identifying significant core habitat areas for the Koala.	The comments expressed in the submission are noted.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the review of the strategic framework and drafting of the new planning scheme.	438,
3.3.2	Natural Environment	Expressed support for the retention of green corridors identified within the Strategic Framework.	The comments expressed in the submission are noted.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the review of the strategic framework and drafting of the new planning scheme.	19,
3.3.2.1 SVFM1	Strategic Greenspace and Links	Express the view that mapping of environmental areas between the Strategic Greenspace areas and Links map, Biodiversity Overlay and Strategic Green Infrastructure is not transparent and does not correlate with areas mapped as MSEs under the SPP.  More detailed mapping and explanation of the policy is required to address this issue.  Areas designated Environmental Management should be included in Housing Areas.	Environmental areas, values and goals identified by the proposed framework are not solely related to State level interests or requirements. Note 3: State and Local Environmental Significance provides a detailed explanation of Matters of Environmental Significance considerations in the proposed framework, outlining the matters that have originated from state mapping and continuing on to identify matters that have been considered and included as a result of Local considerations (including, at the bottom of p12, a description of the process used to validate all local mapping inclusions).  Note 4: Green Infrastructure (p.14) explains that ‘the areas, links and water features included in Strategic Valuable Features Maps 1 and 2 form part of an overall green infrastructure network that is comprised of both natural areas and features and constructed assets’.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	292, 364, 368, 461, 485, 487, 488,
3.3.2.1 SVFM1	Strategic Greenspace and Links	Express the view that there is no distinction in the mapping between Key Nature Conservation Areas and Environmental Areas and other Environmental Management Areas.	Note 4: Green Infrastructure (p.14) explains that ‘the areas, links and water features included in Strategic Valuable Features Maps 1 and 2 form part of an overall green infrastructure network that is comprised of both natural areas and features and constructed assets’. The map is intended as a overarching greenspace and links representation	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	292,
3.3.2.1 SVFM1	Strategic Greenspace and Links	Concern that it is not clear from the document or mapping why areas are included in the Environmental Management designation.	The proposed Environmental Management (EM) designation includes areas that are recognised as having environmental value (either existing or as having the potential to provide future connectivity) and/or in combination with, a potential to provide buffering between uses, or management of a significant constraint issue in a practical and effective manner that offers the best development outcomes for the city as a whole over the projected life of the future scheme.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	364, 485, 487, 488,
3.3.2.1 SVFM1	Strategic Greenspace and Links	Request for edge treatment to wildlife corridors including fencing, reduced speed limits and road design considerations.	The comments expressed in the submission are noted.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the review of the strategic framework and drafting of the new planning scheme.	455,
3.3.2.1 SVFM1	Strategic Greenspace and Links	Support for riparian vegetation, or wildlife corridor protection and linkage of wildlife habitat.	The support expressed in the submission is noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	407, 455,



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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.3.2.1 SVFM1	Strategic Greenspace and Links	Express concern that specific land in Purga be omitted from Strategic Valuable Features Map 1 - Strategic Greenspace Areas and Links.	The Strategic Valuable Features Map 1 - Strategic Greenspace Areas and Links and Overlay Map 1 - Biodiversity generally reflects existing vegetation cover and areas of habitat. The local area framework mapping recognises a much broader environmental outcome including the connection (links) between dislocated areas of vegetation.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	389,
3.3.2.1 SVFM1	Strategic Greenspace and Links	Express the view that there should be Strategic Corridor Links designated along significant urban waterways e.g. Woogaroo Creek.	Strategic corridor links include regional cross-border corridors and priority local corridors. The Environmental Management designation has the primary strategic function of separating and buffering land uses and that also contain areas of vegetation and provide connections including in association with road reserves and significant urban waterways e.g. Woogaroo Creek.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	138, 336, 457, 472,
3.3.2.1 SVFM1	Strategic Greenspace and Links	Express the view that there should be Strategic Corridor Links designated surrounding and between the White Rock Spring Mountain Conservation estate and the Mount Goolman Conservation estate.	The designations in and surrounding both the White Rock Spring Mountain Conservation estate and the Mount Goolman Conservation estate reflect the strategic intent to conserve the biodiversity values these include Conservation, and Rural 4 (Special Land Management) (R4) designations which include public and private land holdings. The Strategic Greenspace Areas and Links Map SVFM1 also shows a Strategic Corridor Link connecting the Rock Spring Mountain Conservation estate and the Mount Goolman Conservation estate.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	510,
3.3.2.1 SVFM1	Strategic Greenspace and Links	Express the view that the accuracy of the vegetation mapping on the south side of Coopers Road that the boundaries of the Key Nature Conservation area and Matters of State Significance appear to be more extensive than the current extent of native vegetation on the site.	As of a review of the extent of vegetation coverage shown on digital imagery from 19 July 2019, the boundaries of the Key Nature Conservation area and Matters of State Significance appear to be an accurate representation of the current extent of native vegetation.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	206,
3.3.2.1 SVFM1	Strategic Greenspace and Links	Express concern that land, including the area between the Rick Natrass Environmental Reserve and the Eugene Street Reserve, and along Halletts Road has been omitted from Strategic Valuable Features Map 1 - Strategic Greenspace Areas and Links.	The Strategic Valuable Features Map 1 - Strategic Greenspace Areas and Links and Overlay Map 1 - Biodiversity generally reflects existing vegetation cover and areas of habitat. The local area framework mapping recognises a much broader environmental outcome including the connection (links) between dislocated areas of vegetation.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	96, 414,
3.3.2.1 OV1	Biodiversity	Express concern regarding the use of offset planting to facilitate development.	Environmental outcomes are to be facilitated through the designations, providing a range in lot size, the protection of riparian areas and waterways, identification of biodiversity values, and the proposed use of offset / compensatory planting of native vegetation.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	386, 383,
3.3.2.1 OV1	Biodiversity	Express concern regarding environmental impacts or the removal of natural vegetation and habitat from urban development.	The draft designations were proposed having regard to the natural values and features across the Ipswich local government area with the most significant natural areas to be protected by inclusion in the Conservation designation. Environmental outcomes are also facilitated through the use of lot size, the protection of riparian areas and waterways, identification of biodiversity values, and the proposed use of offset / compensatory planting of native vegetation.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	37, 51, 234, 253, 315, 318, 324, 328, 336, 357, 375, 383, 400, 403, 407, 449, 455,
3.3.2.1 OV1	Biodiversity	Requests greater protection for Koalas.	The Koala is a nationally significant species that is listed as vulnerable and will be protected and conserved through the inclusion of relevant provisions in the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	400, 429,
3.3.2.1 OV1	Biodiversity	Express the view that significant trees should be retained, listed and regulated.	The comments expressed in the submission are noted. Vegetation protection provisions exist within Council's local laws or through the use of zonings.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	358,
3.3.2.1 OV1	Biodiversity	Request that specific areas identified as Matters of State Environmental Significance (MSES) as shown on Overlay Map 1 - Biodiversity be conserved in appropriate conservation designation particularly where adjacent waterways.	The proposed designations have regard to natural values (including MSES) and features across the Ipswich local government area with the most significant natural areas to be protected by inclusion in the Conservation (CON) and Environmental Management (EM) designations. However, this needs to be balanced with the need for urban consolidation and new suburban development. Additional measures may also be used to facilitate environmental outcomes including rehabilitation and the use of compensatory planting of native vegetation.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	336, 421,
3.3.2.1 OV1	Biodiversity	Request to remove strategic corridor link from specific property in Pine Mountain and Goolman.	The strategic corridor link contains significant patches of vegetation, opportunities for future offset receipt, and provides linkage to larger significant core habitat areas.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	301, 305, 299,
3.3.2.1 OV1	Biodiversity	Concerns regarding the accuracy of Overlay Map OV1 – Biodiversity mapping affecting a specific property, or where properties have registered PMAV's over land.	The overlay mapping be reviewed at the time of planning scheme drafting.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	23, 24, 76, 77, 78, 255, 413,
3.3.2.1 OV2	Watercourses and Designated Wetlands	Express the view that waterways, particularly where already degraded, be able to be modified to replicate their natural form. Concern was also expressed that retaining every stream order 1 identified in Overlay Map 2 - Watercourses and Designated Wetlands, would result in development inefficiencies. Concern was also raised that the indicative buffer (riparian areas) identified were overly prescriptive.	The retention of the waterways in their natural form as shown on shown on Overlay Map 2 - Watercourses and Designated Wetlands is the preferred policy position where practicable. This does not preclude rehabilitation or other works from being considered as noted in the Strategic Framework. The buffer distances are identified as indicative and further detail will be included in the relevant code.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	290, 438,
3.3.2.1 OV2	Watercourses and Designated Wetlands	Request the removal or amendment of the minor waterways as many appear to be in the upper catchments, are not vegetated or do not have a defined bed and bank.	The retention of the waterways in their natural form as shown on shown on Overlay Map 2 - Watercourses and Designated Wetlands is the preferred policy position where practicable. The identified waterways (from minor watercourses to rivers) have consequences for development, flooding or ecological connectivity. Identification of the movement of water allows for early design responses, and minimisation of potential downstream consequences.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	355, 368, 485,
3.3.2.1 OV2	Watercourses and Designated Wetlands	Request to protect creeks and waterways, including through the management of stormwater runoff or rehabilitation.	The comments expressed in the submission are noted. Major, medium and minor water courses, designated wetlands and associated riparian areas as shown on Strategic Valuable Features Map 2 - Watercourses and Designated Wetlands are intended to be protected and retained in their natural form where practicable (i.e. as an open, non-piped channel with riparian areas).	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the review of the strategic framework and drafting of the new planning scheme.	253, 328, 386,
3.3.2.1 OV2	Watercourses and Designated Wetlands	Request that specific minor waters courses as shown on Overlay Map 2 - Watercourses and Designated Wetlands be consolidated over specific land to reflect development approvals.	The relevant mapping will be reviewed having regard to the information provided, and updated to reflect land development.	Recommend that the Manager City Design be authorised to update Overlay Map 2 - Watercourses and Designated Wetlands to reflect the changes in land form as a consequence of land development.	255,
3.3.2.1 OV2	Watercourses and Designated Wetlands	Requests that the Minor Watercourse and Buffer is inappropriate as it does not reflect development approvals, development potential or requests review of the mapping.	The overlay map reflects the current location of watercourses throughout the city. The overlay map may be reviewed as a consequence of the implementation of future development approvals.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	362,
3.3.2.2 SVFM2	Watercourses and Designated Wetlands Mapping	Expresses concern with the potential overlap of council and State government mapping of major and medium watercourses, and wetlands.	The comments are related to matters addressed in the <i>Planning Act 2016</i> , the South East Queensland Regional Plan ' <i>ShapingSEQ</i> ' and the State Planning Policy (SPP). The SPP and ShapingSEQ are statutory instruments which expresses the State government interest, including the conservation of watercourses and designated wetlands which are required to be appropriately integrated into the new planning scheme.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	138, 421,
3.3.3	Cultural Heritage	Express the view that greater consideration be given to the heritage of the city.	The comments expressed in the submission are noted, however measures are proposed to be retained in the new planning scheme, such as the conservation of individual places and character areas, including places and landscapes of value to Indigenous Aboriginal people.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	400,
3.3.3	Cultural Heritage	Expresses concern with the potential overlap of council and State government identification of cultural landscapes and individual places of cultural significance.	The comments expressed in the comments are noted and are able to be considered as part of the State government interest review.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	421,
3.3.3.2 OV3B	Places of Cultural Heritage	Expresses concern that the entire lot is identified in the Places of Cultural Heritage Significance Overlay (OV3B), even when the heritage aspect is contained to a small portion of the lot.	Although the Cultural Heritage Places or Local Character Areas have generally been identified in the mapping as whole lots, the associated schedule / provisions will provide additional detail.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the review of the strategic framework and drafting of the new planning scheme.	292,
3.3.3.2 OV3B	Places of Cultural Heritage	Expresses the view that heritage rules need to be relaxed to allow removal within 500m of railway stations to provide for redevelopment for higher densities.	Overlay OV3B recognises Identified Local Places of Interest, Places and Areas of State Significance, Individual Places of Local Significance and Local Character Areas. This includes the conservation and appropriate use and adaptive reuse, in situ, of places of cultural heritage significance. Consideration has been given to the appropriate balance of densification and heritage values.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	74,
3.4	Development Constraints				
3.4	General - Development Constraints	Expresses concern regarding the use of land use designations to respond to a constraint, or multiple constraints to mitigate the impacts, rather than assessment of the overlays.	In the proposed framework, zoning of land is identified as one method of managing specific natural hazard risk (such as significant difficult topography). Land use designations were determined using a variety of inputs, including development constraints, and were proposed based on consideration of a broader context of adequate provision of all land types and achievement of the stated goals of the proposed framework for the future development of the city.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	292, 364, 368, 485, 487, 488,
3.4.2.1 OV4A-D	Defence Facilities and Activities	Expresses the view that the Australian Noise Exposure Forecast mapping used needs to be updated.	Council has accessed the latest Australian Noise Exposure Forecast mapping as provided through the State Planning Policy Interactive Mapping System.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	421,
3.4.2.1 OV4A-D	Defence Facilities and Activities	Request that consideration be given to increase the Height Restriction Zone as shown on Overlay Map 4A - Defence Facilities - Height Restriction Zone and Obstruction Clearance Surface from 15m to 20m.	The proposed height restriction reflects the mapping included on the State Planning Policy Interactive Mapping System which has not changed in this location. This matter was also considered as part of the preparation of Implementation Guideline No. 29 - Yamanto Central Planning & Development Guidelines with building heights of over 15m able to be assessed as part of the development assessment process.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	469,
3.4.2.2 OV5	Unexploded Ordnance (UXO)	Expresses the view that the inclusion of the UXO Warnings Required on Overlay Map OV5 - Unexploded Ordnance (UXO) over specific land is not supported.	The proposed overlay map replicates the existing Overlay Map OV7E - Unexploded Ordnance (UXO) Areas mapping as contained in the current planning scheme which is consistent with the inclusion of the area in the slight UXO categorisation on Defence mapping.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	138, 302, 305, 389,
3.4.2.2 OV5	Unexploded Ordnance (UXO)	Expresses the view that specific mapping anomalies where the UXO Clearance Required mapping as shown on Overlay Map OV5 - Unexploded Ordnance (UXO) does not align with new development in Redbank Plains.	Recommend that changes be made to the strategic framework mapping to reflect relevant State clearance advice.	Recommend that the Manager City Design be authorised to update Overlay Map OV5 – Unexploded Ordnance (UXO) to reflect State clearance advice.	18,

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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.4.3.2 OV7	Key Resource Areas (KRAs)	Expresses the view that the: - separation Area surrounding the Key Resource Area (KRA) or Haul Route and Buffer as shown on Overlay Map OV7 - Key Resource Areas (KRAs) is not supported in its current form and is requested to be amended or removed; - Council object to any future proposed extension of Russells Road, Pine Mountain across the river to extract sand and gravel from the flood plain on crown land; or - Council object to any future proposal to extract sand and gravel from the flood plain on crown land at Pine Mountain.	The Separation Area included on Overlay Map OV7 – Key Resource Areas (KRAs) has been incorporated to reflect the State government’s interests expressed in the State Planning Policy (SPP) and supporting mapping included on the SPP Interactive Mapping System.  The SPP is a statutory instrument which expresses the State government’s interests in land use planning and development, and is required to be appropriately integrated into the new planning scheme.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework) and the matter be referred to Department of State Development, Manufacturing, Infrastructure and Planning.	303, 305, 389, 413,
3.4.3.2 OV6	Mining Influence Areas	Expresses the view that data supporting Overlay Map OV6 - Mining Influence Areas could be updated to more accurately map past mining activities and incorporate standardised mapping symbology.	The comments expressed in the submission are noted. Council undertakes incremental updates to the mining influence areas map to ensure the accuracy and currency of the mapping. Development proposed over properties mapped on Overlay Map OV6 - Mining Influence Areas are usually supported by site specific geotechnical assessments. No further review of the Overlay Map OV6 - Mining Influence Areas is proposed at present however the submission shall be considered in future reviews.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	369,
3.4.3.2 OV6	Mining Influence Areas	Express the view that specific land identified on Overlay Map OV6 – Mining Influence Areas is inaccurate as the submitter indicates they possess conflicting underground mining mapping.	The comments expressed in the submission are noted. Overlay Map OV6 – Mining Influence Areas is informed by specialist geotechnical reporting and in the absence of supporting information no further action can be taken for review.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	26,
3.4.4.1 OV8	Bushfire Risk Areas	Expresses the view that there is an error in the legend of the Bushfire Risk Area mapping.	The comments expressed in the submission are noted, and the relevant mapping is to be reviewed.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the review of the strategic framework and drafting of the new planning scheme.	368,
3.4.4.1 OV8	Bushfire Risk Areas	Express concern regarding the application and generation of mapping of Bushfire Risk Areas including transitional bushfire risk areas.	Overlay Map 8 - Bushfire Risk Areas integrates and replaces the Bushfire Prone Area (BPA) map generally consistent with the State Planning Policy (SPP) and mapping included on the SPP Interactive Mapping System.  The SPP is a statutory instrument which expresses the State government’s interests in land use planning and development, and is required to be appropriately integrated into the new planning scheme.  The new planning scheme will include relevant codes and provisions, including in relation to Transitional Bushfire Risk Areas and Potential Bushfire Impact Buffers.  The comments expressed in the submission are noted and will be considered when preparing the new planning scheme, including review of the mapping.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme, including review of the overlay mapping in this area.	364, 469, 487, 488,
3.4.4.1 OV8	Bushfire Risk Areas	Request that the Transitional Bushfire Risk Area on specific land in Eden's Crossing be narrowed based on recent Bushfire Assessment reports provided in support of a recent approval.	Overlay Map 8 - Bushfire Risk Areas integrates and replaces the Bushfire Prone Area (BPA) map consistent with the State Planning Policy (SPP) and mapping included on the SPP Interactive Mapping System.  The SPP is a statutory instrument which expresses the State government’s interests in land use planning and development, and is required to be appropriately integrated into the new planning scheme.  The new planning scheme will include relevant codes and provisions, including in relation to Transitional Bushfire Risk Areas and Potential Bushfire Impact Buffers. The comments expressed in the submission are noted and will be considered when preparing the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme, particularly the codes and provisions relating to transition and buffer areas.	255,
3.4.4.1 OV8	Bushfire Risk Areas	Express concern that superseded mapping has been used as there is no significant vegetation contained on the site or the mapping does not reflect the actual quantum of vegetation in a locality.	The comments expressed in the submission are noted, and the relevant mapping is to be reviewed as the land in question has been modified as a consequence of land development.	Recommend that the Manager City Design be authorised to update Overlay Map 9 - Difficult topography to reflect the changes in land form as a consequence of land development where relevant.	134, 206,
3.4.4.2 OV9	Difficult Topography	Request that engineering works be recognised as an option to reduce the slope below 15%.	Methods that minimise slope disturbance on land with a slope of 15% to 21% remains the preferred policy position, however as noted in the draft Strategic Framework this does not preclude the consideration of bulk earthworks that modify land as part of an engineering solution.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	421, 438,
3.4.4.2 OV9	Difficult Topography	Expresses the view that the mapping of areas of difficult topography seems to have significantly increased compared to the current scheme and should not apply in some areas.	Overlay Map 9 - Difficult topography has been updated to more accurately reflect land form using contemporary computer modelling.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	355, 364, 368, 461, 485, 487, 488,
3.4.4.2 OV9	Difficult Topography	Expresses concern at the inclusion of specific land on Overlay Map 9 - Difficult topography or that the land has been modified as a result of approved development.	The land in question has been modified as a consequence of land development.	Recommend that the Manager City Design be authorised to update Overlay Map 9 - Difficult topography to reflect the changes in land form as a consequence of land development.	138, 298, 453, 469,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Expresses concern with the use of terminology including 'probable' and Probable Maximum Flood (PMF).	The term 'probable' is used in floodplain management as "Probable Maximum Flood". That is, the largest flood that could conceivably be expected to occur, usually based on the theoretical maximum level of precipitation in a defined catchment. It is used to define the maximum extent of flood prone land, that is, the floodplain. The State Planning Policy Technical Guidance in meeting the state interest requires schemes to identify the nature, and potential consequences of flooding associated with a range of events rarer than the defined flood event up to and including the PMF event. For the Brisbane and Bremer River floodplains the Brisbane River Catchment Flood Study defines the flood plain (that is PMF) as a 1:100,000 AEP event. This is what has been used in the proposed Overlay Map 10 - Flooding and Major Urban Catchment Flow Paths.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the review of the strategic framework and drafting of the new planning scheme.	101, 147, 154, 156, 157, 195, 169, 174, 177, 249, 250, 252, 257, 298, 341, 387, 402, 405, 443, 441, 491, 501,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Express the view that the existence of Wivenhoe Dam has reduced the risk of flooding and improved dam management would reduce the impact of future events or Wivenhoe Dam was mismanaged and this has overstated the flood impact, being part of the class action currently before the courts.	SEQ Water is responsible for operating the Wivenhoe Dam. The State Government Department of Energy and Water Supply in 2014 investigated operating options for the Wivenhoe and Somerset Dams including consultation and presentation of findings in the Wivenhoe and Somerset Dams Optimisation Study Report and associated Discussion Paper.  The Brisbane River Catchment Flood Study and its associated floodplain management provisions provide a comprehensive review of flooding within the overall Brisbane River catchment including considering the effect of flood mitigation structures such as dams in different flood event scenarios. This included the testing of both 'with-dams conditions' and 'no-dams conditions' which included Wivenhoe dam. The flood information used in the proposed OV10 utilises the technical outputs from both studies and is consistent with the recommendations of the SFMP.  Any current litigation surrounding the dam management is a matter that will be determined through the relevant judicial processes. The outcomes of this action are uncertain as the matter is yet to be determined.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	105, 107, 124, 147, 158, 165, 184, 195, 207, 208, 210, 211, 212, 226, 238, 239, 242, 248, 270, 257, 319, 321, 338, 387, 403, 405, 440, 441, 491, 501,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Express the view that the overlay mapping should be based on historic levels from known events and to represent "possible" floods, or the historic levels are enough and a 500mm freeboard as currently required is enough to allow for the possibility of higher floods in the future.	The State Planning Policy (SPP) Flood Hazard Interest requires when making a local planning instrument that Council adopt a catchment based risk management approach to the regulation of development in the floodplain. This includes consideration of events higher and lower than a single event and must include the Probable Maximum Flood (PMF). Further, the Queensland Flood Commission of Inquiry in its recommendations identified that a "focus on the Q100 and one defined event should not continue" and further that reliance on historical flood information is prudent only until a comprehensive flood study of the Brisbane River catchment (including the Bremer River) is completed.  The comments in the submissions are noted and will be considered in the drafting of the new scheme, particularly in relation to determining the freeboard for the purposes of regulating development in flood hazard areas.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	19, 42, 65, 105, 106, 107, 135, 156, 157, 162, 164, 165, 167, 169, 210, 212, 213, 238, 239, 257, 266, 270, 332, 333, 387, 403, 405, 441, 448, 459, 491, 501,

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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Expresses the view that the proposed levels are not "accurate" to a historic level.	<p>Following publication of the findings and recommendations of the Queensland Floods Commission of Inquiry, the state government in collaboration with Ipswich City Council, Brisbane City Council, Somerset Regional Council, Lockyer Valley Regional Council and other stakeholders undertook the Brisbane River Catchment Flood Study (Flood Study) and subsequently prepared the Brisbane River Catchment Strategic Floodplain Management Plan (SFMP). This work is collectively referred to as the Brisbane River Catchment Flood Studies (BRCFS). To account for the variation in flooding that can occur, the Brisbane River Catchment Flood Study produced the most comprehensive and sophisticated flood modelling of its kind undertaken in Australia to produce modelling for 11 flood events ranging from highly likely flood events (1 in 10 AEP) through to extremely unlikely flood events (1 in 100,000 AEP).</p> <p>The hydrologic assessment investigated how combinations of rainfall, dam levels, ground conditions and tide influences could merge to create potential flood events within the floodplain. This assessment considered the entire Brisbane River catchment (including the Lockyer Valley and other regions outside of the Brisbane River floodplain).</p> <p>The hydraulic assessment used the data inputs from the hydrology assessment to model how floodwaters progressed through the Brisbane River floodplain, taking into account terrain characteristics of rivers, creeks and floodplains, and infrastructure such as bridges, stormwater networks, dams and levees. The hydraulic assessment generated flood modelling for the lower Brisbane River downstream of Wivenhoe Dam.</p> <p>Producing modelling and outputs across the large area of the Brisbane River catchment meant that a 30 metre modelling grid and 15 metre output grid were used. This represents a limitation to the scale at which the information can be applied without further refinement, for example to be able to apply it at the individual property level. Consequently, additional flood modelling (referred to as the Ipswich Rivers Flood Study Update (IRFSU)) has been undertaken that both refines the modelling from the BRCFS as well as expanding the modelling to cover the parts of the Bremer River and other watercourses not covered (with the exception of Blacksnake Creek that does not form part of the Bremer River catchment with the existing flood study used to inform Overlay map 10) and which will produce results at a smaller grid. The preliminary outputs from the IRFSU and other local flood studies have been further refined (to 'smooth' the modelled lines) to provide an improved representation of the flood and risk extents at the individual lot level.</p>	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	19, 47, 97, 101, 105, 106, 124, 134, 147, 154, 156, 158, 159, 161, 162, 164, 167, 169, 175, 184, 185, 193, 195, 208, 210, 211, 213, 237, 238, 249, 250, 252, 257, 259, 263, 267, 270, 282, 319, 321, 322, 331, 332, 333, 334, 338, 344, 349, 355, 363, 387, 402, 413, 425, 440, 441, 443, 491, 494, 496, 501,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Expresses the view that the proposed mapping will result in limitations to building works associated with existing residences.	Section 3.4.4.3 Flooding and Major Urban Stormwater Flowpaths in the draft Strategic Framework provides a broad policy setting which limits the intensification of residential uses within the medium and high risk areas. Further consideration will occur as the detailed provisions of the scheme are drafted as to how the Overlay may manage the risk of flooding to existing houses where building works are proposed.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	248, 441,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Concern that the proposed levels will affect the style of house that can be built.	Section 3.4.4.3 Flooding and Major Urban Stormwater Flowpaths in the draft Strategic Framework provides a broad policy setting which limits the intensification of residential uses within the medium and high risk areas. Further consideration will occur as the detailed provisions of the scheme are drafted as to how the Overlay may manage the risk of flooding to existing houses where building works are proposed.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	195, 248, 263, 333, 387, 441, 491, 501,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Suggests the overlay should use a likelihood or a frequency so that residents can understand how often or likely a flood will be or questions how are residents are supposed to gain certainty from mapping that is designed by chance and probability.	The likelihood of different flood events has been considered in the development of the flood overlay and the setting of the Defined Flood Event for the purposes of regulating new development. In addition the Queensland Flood Commission of Inquiry (QCFI) recommendations included requirements for Council's to publish property specific flood information so that the community can better understand their risk of different flood events. Council is currently engaged in the delivery of the Ipswich Integrated Catchment Plan to address, amongst other matters the Queensland Flood Commission of Inquiry.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	207, 341, 405,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Concern that the new overlay will deter buyers, impact on property values, or will devalue property values by, on average, 25% equating to \$274 million in property loss.	Land valuations are calculated by the Queensland Government Department of Natural Resources and Mines (DNRM) and are broadly based on land sales data within each geographic area. These land valuations are also a component of Council's rates calculations. Council also has no control over market values and is required to ensure all owners and prospective purchasers are informed of development constraints.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	42, 65, 97, 101, 104, 106, 107, 124, 135, 155, 156, 157, 161, 162, 165, 167, 168, 175, 177, 184, 185, 186, 193, 195, 207, 208, 210, 211, 212, 226, 235, 236, 237, 239, 241, 242, 244, 247, 248, 249, 250, 252, 263, 267, 268, 270, 273, 319, 321, 332, 333, 341, 344, 363, 387, 405, 420, 440, 441, 459, 491, 493, 501,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Expresses the view that there will be potential adverse impacts on how building work is done and will effect development of the area, or that significant land is available in flood affected areas which is suitable for subdivision as suggested is done in other jurisdictions.	The need to make an application and the assessment criteria by which any application would be assessed is to be reviewed as part of the drafting of the new planning scheme provisions. The Statement of Proposals (including Strategic Framework) provides a broad description of likely policy setting including a general provision for no further residential intensification below the Defined Flood Event (DFE). This position is intended to limit additional persons exposed to potential flood hazard.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	99, 118, 169, 184, 195, 241, 235, 249, 250, 252, 263, 321, 349, 387, 402, 441, 443, 491, 493, 501,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Concern that insurances will be increased due to the new flood mapping or insurers will not insure houses.	Finance and insurance companies undertake their own assessments to determine whether to finance or insure a property and the associated rates and premiums. Council is not involved in these processes. Planning scheme flood regulation provisions are designed for use in relation to land use planning and development matters to regulate future development and should not be used in relation to property insurance.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	42, 101, 104, 106, 107, 124, 134, 135, 154, 161, 162, 165, 167, 168, 169, 175, 177, 184, 185, 186, 193, 195, 207, 210, 235, 236, 237, 238, 239, 242, 247, 249, 250, 252, 263, 267, 268, 270, 273, 319, 321, 323, 332, 333, 341, 344, 363, 387, 397, 402, 403, 405, 413, 419, 420, 440, 441, 459, 491, 495, 501,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Concern that the new flood line is different to the Adopted Flood Regulation Line in the current planning scheme.	The current Adopted Flood Regulation Line is based on the greatest of the defined flood levels from the Ipswich Planning Scheme 2006 (1 in 100 Line) and the 1974 and 2011 historical flood lines. In contrast the proposed Defined Flood Event is a modelled event based on a comprehensive flood study of the Brisbane and Bremer Rivers and utilises a 1%AEP event with a Climate Change Factor as a defined flood event across the city.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	155, 236, 349, 412,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Expresses the view that Council should be investing more strategically in mitigating flood waters rather than just re-zoning or re-mapping the constraint, or that there should be a plan to provide more flood structures such as through the use of Flood Gates to 'flood proof the CBD'.	The Brisbane River Catchment Flood Study and subsequent Strategic Floodplain Management Plan (SFMP) provides a framework for Councils within the Brisbane River Catchment to consider that broader implications for flood plain management across the catchment and across a number of different components of flood risk management, including structural mitigation. Several opportunities have been identified in the SFMP as opportunities for Council to further explore that are consistent with the principals of catchment wide management of the SFMP. These will form part of local assessments in the Ipswich Integrated Catchment Plan.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	52, 129, 212, 242, 247, 257, 341, 399, 448,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Expresses the view that Council will loose a massive income from rate repayments due to reduction in property values, or that rates should be reduced as a result of the proposed overlay.	Land valuations are calculated by the Queensland Government Department of Natural Resources and Mines (DNRM) and are broadly based on land sales data within each geographic area. These land valuations are also a component of Council's rates calculations.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	106, 162, 212, 236, 239, 344, 405, 441,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Expresses the view that flood heights are trending lower and have been since the construction of Wivenhoe Dam in 1984.	Whilst historic events are an indicator of future flood potential and are used in the calibration of hydraulic results, contemporary and best-practice flood modelling utilises a statistical analysis of past rainfall to determine each design flood event based on a specific likelihood of its occurrence and not any specific historic event.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	105, 165, 210, 441,

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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Expresses the view that the use of subjective variables such as climate change and urban development should not be used to justify the large increase in the proposed new defined flood level.	<p>The State Planning Policy framework and State Interest Statement for Natural Hazards requires local planning instruments including planning schemes address, "The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards."</p> <p>Further the Brisbane River Catchment Flood Study Strategic Floodplain Management Plan concluded that the catchment is particularly sensitive to the effects of climate change and the cumulative impact of filling across the floodplain. These conclusions are evidenced in the Technical Evidence Report accompanying the Strategic Floodplain Management Plan. The defined flood level proposed in the draft overlay utilises the Representative Concentration Pathway (RCP) 8.5 recommended by the Intergovernmental Panel on Climate Change as the likely scenario and future concentrations based on current emissions.</p>	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	102, 105, 212, 235, 420,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Expresses the view that existing infrastructure is inadequate or not correctly maintained and should be better managed to avoid localised flooding.	In addition to topographical and rain fall information a core function of a hydraulic models inputs includes identification of existing infrastructure particularly trunk drainage structures. The operation of these trunk structures is therefore considered and represented in the flood model outputs that are used in the preparation of overlay mapping.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	238, 323,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Expresses the view that if the use of Probable Maximum Flood (low to very low risk) is intended to manage only new critical infrastructure, why is it mapped over residential areas and not available separately for the assessment of these uses.	The State Planning Policy Technical Guidance in meeting the state interest requires schemes to identify the nature, and potential consequences of flooding associated with a range of events rarer than the Defined Flood Event (DFE) up to and including the Probable Maximum Flood (PMF) event. Whilst it is a decision for the Planning Scheme to determine how PMF is to apply to development, consideration must be given to the effect on community infrastructure and in particular avoid vulnerable uses between the DFE and PMF.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	134, 177, 214, 273,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Concern that continuing to permit bulk earthworks under the Defined Flood Event (DFE) will create far reaching impacts on properties along the river and downstream, or within the Moderate Risk Area balance cut and fill should be recognised as an exception to the general principle of avoidance for residential uses or for the provision of infrastructure.	<p>The broad policy position proposed in the draft Strategic Framework provides a general presumption of no further earthworks in High Risk areas and only compensatory earthworks are to occur in Moderate Risk areas and generally no further residential intensification below the Defined Flood Event.</p> <p>The Strategic Floodplain Management Plan (SFMP) developed as part of the Brisbane River Catchment Flood Studies (BRDFS) identified the Brisbane and Bremer River catchments are particularly sensitive to the cumulative impacts of filling. An additional body or work is current being prepared to provide further regional analysis on this matter that may further inform future Council policy on filling within the floodplain.</p>	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	19, 60, 259, 292, 349, 391, 438, 485,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Expresses the view that future development in flood prone regions (Major and Defined Flood Event area) should not be permitted, especially for medium and high density residential, or that additional residential development be prevented in Moderate Risk Areas.	<p>The broad policy position proposed in the draft Strategic Framework provides a general presumption of no further residential exposure in Moderate Risk areas, unless in an identified Special Flood Resilient Precinct. In these identified areas, residential intensification is generally considered tolerable where there is adequate warning time before flooding to allow for evacuation that is designed and constructed to mitigate the likely flood hazard to a tolerable or acceptable level by:</p> <p>(A) enabling the self-evacuation of residents and visitors via established evacuation routes external to the site;</p> <p>(B) the finished floor level of all habitable floor space being above the Defined Flood Level and the additional required freeboard;</p> <p>(C) maintaining existing flood storage, not impeding flood flows into the site and enabling flood waters to recede from the site;</p> <p>(D) incorporating flood resilient design and construction methods for building and structures located below the Defined Flood Level;</p> <p>(E) locating flood sensitive services, connections, utilities (including point of connection), plant and equipment (such as electrical switch-boards, data servers or lift machinery) above the Defined Flood Level and the additional required freeboard or provide protection to prevent water inundation.</p>	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	89, 206, 323, 391,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Expresses concern that the increase in flood levels above known historic events is arbitrary and there has been no appropriate scientific evidence to support the new delineated strategies.	The proposed flood overlay is principally based on the outputs of the Brisbane River Catchment Flood Study which produced the most comprehensive flood modelling of its kind ever undertaken in Australia. The study analysed and produced modelling for a full range of flood events ranging from highly likely flood events (1 in 10 AEP) through to extremely unlikely flood events (1 in 100,000 AEP). In addition, locally refined modelled outputs have been prepared to define the extents proposed for the overlay. The extents identified in each of these risk categories is the best available information on the impacts of different likelihoods of flooding across the Ipswich Local Government Area taking into account the latest understanding of the regional impacts from the Brisbane River Flood Study and the Ipswich Rivers Flood Studies Update.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	102, 105, 212,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Expresses concern that the levels adopted should be consistent downstream and reflected in other strategic planning maps.	Submissions varied in their reference both to other localities within Ipswich City, as well as land in adjacent local government authorities and planning instruments. Hydraulic gradient across the catchment, in addition to the complex interactions at the confluence between the Bremer and the Brisbane River mean that a single level or (AHD) is not an accurate representation of the likely behaviour of flood waters during an event. However, the standardisation of a single flood event to derive the extent of the "moderate risk" area provides a consistency in approach across the city that hasn't been available previously. The policy decision as to which defined event, level and what type of development is appropriate is a matter for each local government authority to manage and consider in the context of community tolerability of risk and the bounds of the policy framework set by legislation. The Brisbane River Catchment Flood Study provides some guidance in this regard to achieve regional consistency and further, the State Planning Policy provides the policy framework that local governments must work within which provides a level of technical consistency at the state level.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	154, 186, 193, 207, 214, 239, 259, 267, 344, 412, 441,
3.4.4.3 OV8	Flooding and Major Urban Stormwater Flowpaths	Concern that the flood map should not have been made public until it is finalised, rather than release a "draft" map.	The Statement of Proposals (including Draft Strategic Framework) is an early step in the process of the drafting the new planning scheme. The consultation was undertaken to seek early feedback on the community's thoughts, concerns and suggestions as a demonstration of transparency and to help shape the final version of the Strategic Framework and inform the future drafting of the new planning scheme. Council has made this information available in order to be transparent and for the purpose of public interest.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	65, 405
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Express the view that the concept of 'flood resilient precincts' for permitting residential development e.g. in North Ipswich is 'foolhardy' and should not be allowed.	Flood Resilient Precincts have also been identified in Overlay Map 10 - Flooding and Major Urban Catchment Flow Paths. Land in these precincts is located within or in proximity to higher order centres and major public transport nodes where higher density residential development would be consistent with achieving appropriate land use outcomes and having regard to the flood risk, evacuation routes and potential to mitigate the risk to a tolerable level through flood resilient design. Flood resilient design, construction and materials can minimise damage caused by flood waters and significantly reduce the time to recover after a flood. Examples include the use of sealable basements, the mix of uses (for example non-residential uses such as car parking, retail or commercial uses on the ground and lower floors with residential units above) and the use of water resistant materials and non-cavity walls. In particular, the mid to high rise development form sought in these precincts provides the opportunity to achieve a flood resilient design response whilst providing a safe vehicular evacuation route.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	391,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Stated that the specific land has never flooded and is now shown to be at "risk".	The current Adopted Flood Regulation Line is based on the greatest of the defined flood levels from the Ipswich Planning Scheme 2006 (1 in 100 Line) and the 1974 and 2011 historical flood lines. In contrast the proposed Defined Flood Event is a modelled event based on a comprehensive flood study of the Brisbane and Bremer Rivers and utilises a 1%AEP event with a Climate Change Factor. Whilst the current precautionary approach has been appropriate for its time and considered a prudent approach by the Queensland Flood Commission of Inquiry, it was only ever intended to continue until such time as the Brisbane River Catchment Flood Study and associated floodplain management recommendations had been finalised.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	42, 47, 147, 154, 155, 158, 161, 164, 168, 169, 174, 175, 238, 349, 334,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Expresses the view that the specific land is identified as a low risk but has never flooded, or that in order for flood waters to reach the levels mapped, flooding would be catastrophic and inundate most of Brisbane and Ipswich.	The "Low to Very Low Risk" area or Balance Floodplain includes less likely events up to and including the Probable Maximum Flood (PMF) and is used to define the theoretical extent of the floodplain. This is an important consideration in floodplain management and recognises that, although very unlikely, there is a possibility that a larger magnitude event may impact the site. Land identified though in this area may be subject to a variety of events larger than the Defined Flood Event although due to the impact of, and likelihood of one of these events occurring it is considered unnecessary to require additional land use requirements for the majority of development types.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	65, 97, 101, 104, 106, 124, 134, 147, 154, 155, 156, 157, 164, 168, 169, 174, 177, 186, 195, 193, 208, 210, 211, 212, 237, 263, 268, 273, 249, 250, 319, 321, 322, 338, 341, 344, 363, 387, 402, 405, 413, 443, 491, 501,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Stated that the specific land has never flooded to the level indicated in the overlay map.	The current Adopted Flood Regulation Line is based on the greatest of the defined flood levels from the Ipswich Planning Scheme 2006 (1 in 100 Line) and the 1974 and 2011 historical flood lines. In contrast the proposed Defined Flood Event is a modelled event based on a comprehensive flood study of the Brisbane and Bremer Rivers and utilises a 1%AEP event with a Climate Change Factor. In many instances, individual properties are unlikely to have ever been subject to a flood event resembling levels of the DFE, and where levels may be similar the impact will be different to that of other and possibly neighbouring properties. This recognises that no two floods are the same and reflects a difference in policy direction required of the planning scheme toward a risk based approach.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	2, 102, 105, 106, 117, 135, 154, 157, 158, 159, 162, 164, 165, 167, 175, 184, 210, 213, 237, 238, 244, 262, 267, 270, 405,
3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Concern that the proposed flood level is different to the level shown in the property searches at the time that the specific land was purchased or built.	<p>The flood levels used in land use planning and the regulation of development via the planning scheme has changed over time with regulation evolving over time particularly with the introduction of new information and policy.</p> <p>Flood searches reflect information that is relevant at the time the search is undertaken and identifies the flood levels that would be applicable to a development application if it were made at that time. They do not override the statutory planning provisions that apply to a development application if lodged at a subsequent date and those provisions, over time have changed.</p>	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	2, 42, 135, 154, 159, 184, 237, 239, 247, 267, 273, 319, 321, 332, 333, 338, 341, 405, 459,



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3.4.4.3 OV10	Flooding and Major Urban Stormwater Flowpaths	Concern with the lack of compensation.	<p>The relevant legislation is the <i>Planning Act 2016</i> (Section 29, 30 and 31). An affected owner with an interest in premises may claim compensation at the time an adverse planning change starts to have effect because of the adverse planning change.</p> <p>An adverse planning change is a planning change that reduces the value of an interest in premises. However, planning change (s29(2)) only occurs when the planning scheme is being amended or replaced, or any of the planning scheme policies were amended, replaced or repealed, or a new planning scheme policy was made for the planning scheme.</p> <p>As the Statement of Proposals (including draft Strategic framework) is not a planning change under the Act, there is no deleterious effect to the value of an interest in premises and a claim for compensation under section 31 cannot be made by virtue of section 30.</p>	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	2, 61, 237, 241, 267, 344, 397, 412,
3.4.4.3 OV9	Flooding and Major Urban Stormwater Flowpaths	Concern that the proposed overlay mapping does not reflect the existing development approval.	The comments expressed in the submission are noted and this matter will be reviewed as part of the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	206, 342, 367, 469,
3.4.5.2 OV11	Major Transport Infrastructure	Express concern with specific State Road Noise Corridor mapping included on Overlay Map 11 - Major Transport Infrastructure.	<p>The State Road Noise Corridors included on Overlay Map 11 - Major Transport Infrastructure have been incorporated to identify areas of land in the local government area that may be adversely affected by environmental emissions generated by transport infrastructure consistent with the State Planning Policy (SPP) and mapping included on the SPP Interactive Mapping System.</p> <p>The SPP is a statutory instrument which expresses the State government’s interests in land use planning and development, and is required to be appropriately integrated into the new planning scheme.</p>	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	304, 389, 469,
3.4.5.5 OV15	High Pressure Pipelines	Request that further consideration be given regarding the purpose of the overlay and the extent included as shown on Overlay Map 15 - High Pressure Pipelines.	The comments expressed in the submission are noted and this matter will be reviewed as part of the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the review of the strategic framework and drafting of the new planning scheme.	283,
3.5	Growth Management				
3.5.2	South East Queensland Regional Plan (Shaping SEQ)	Expresses non support for Table 3.4 as a mechanism for achieving the aims of the Regional Plan for promoting higher densities in urban environments.	<p>The draft strategic framework, including the local area frameworks, precinct maps, land use transect, and the residential typologies and densities set out in Table 3.4, were prepared having regard to the valuable features to be conserved, development constraints, and achieving sustainable growth management and infrastructure provision to support the growth and development across the Ipswich local government area.</p> <p>The draft Local Area Frameworks include a range of development options and the Local Area Frameworks and Precincts Maps have a ‘planned’ capacity that is able to accommodate between 156,000 and 201,000 additional dwellings and 430,000 jobs to meet the dwelling benchmarks and employment baselines as set out in the South East Queensland Regional Plan (Shaping SEQ).</p>	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	439,
3.5.2	South East Queensland Regional Plan (Shaping SEQ)	Expressed objection to the planned increase in population for Ipswich.	Council is required to demonstrate alignment with the State Planning Policy and the South East Queensland Regional Plan (Shaping SEQ), including identification of sufficient land for housing to accommodate the dwelling targets in Shaping SEQ.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	264,
3.5.3 SFM1	Sustainable Land Use	Concern was raised about whether there was an overall population plan.	The draft Local Area Frameworks include a range of development options and the Local Area Frameworks and Precincts Maps have a ‘planned’ capacity that is able to accommodate between 156,000 and 201,000 additional dwellings and 430,000 jobs to meet the dwelling benchmarks and employment baselines as set out in the South East Queensland Regional Plan (Shaping SEQ).	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	234,
3.5.3 SFM1	Sustainable Land Use	Express concern regarding small lot development.	The draft strategic framework, including the local area frameworks, precinct maps, land use transect, and the residential typologies and densities set out in Table 3.4, were prepared having regard to the valuable features to be conserved, development constraints, and achieving sustainable growth management and infrastructure provision to support the growth and development across the Ipswich local government area.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	51, 315, 400,
3.5.3 SFM1	Sustainable Land Use	Express the view that high density areas be restricted to areas serviced by rail or major bus services with appropriate infrastructure.	The comments expressed in the submission are noted, however most areas identified for higher density purposes are included in or around centre locations, have or will have higher levels of public transport, or reflect existing development or current zoning.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	264,
3.5.3 SFM1	Sustainable Land Use	Expresses support for sections 3.5.4 and 3.5.5.	The support and comments expressed in the submission are noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	320,
3.5.3 SFM1	Sustainable Land Use	Express support for higher density along train lines and in areas that are currently underutilised rather than continued urban expansion and clearing of bushland.	The support and comments expressed in the submission are noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	3, 37, 386, 449,
3.5.3 SFM1	Sustainable Land Use	Support was provided for the division of residential areas into 'new suburban' and 'established suburban', particularly in protecting the amenity of existing suburbs.	The support and comments expressed in the submission are noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	232,
3.5.4 SFM2	Centres and Employment	Expresses support for the status of Yamanto as a district centre, and requests that further consideration be given to incorporating differentiation between district centres based on function.	The support and comments expressed in the submission are noted.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	469,
3.5.4 SFM2	Centres and Employment	Express concern regarding the prospects, need and trade impacts associated with the potential expansion of an existing local centre on Raceview Street, Raceview.	The comments expressed in the submission are noted. The expansion or re-development of an existing local centre will require development assessment, including in relation to centre hierarchy and economic need. Similar provisions are likely to be included in the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the strategic framework and during the drafting of the new planning scheme, particularly in relation to the zoning, centre hierarchy and distribution.	379, 401, 437,
3.5.4 SFM2	Centres and Employment	Express concern regarding the development application for a shopping centre in proximity to Cascade and Raceview Street, Raceview and the impact approval would have on existing centres.	The comments expressed in the submission are noted, however the site has been included in the Medium Density designation (MD1). Further consideration will be required upon determination of the application.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during drafting of the new planning scheme upon determination of the application.	379, 401,
3.5.4 SFM2	Centres and Employment	Express concern regarding the inclusion of a specific local centre to the south of the Cunningham Highway.	The comments expressed in the submission are noted, however the proposed designation reflects an existing development approval over the site.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	378,
3.5.4.1	City of Centres	Express the concern that the nomination of some future centre locations do not appear to be based on economic merit.	The development of new or existing local centres will require development assessment, including the relationship to the centres hierarchy and economic need. The new planning scheme will include relevant codes and provisions that will apply to new development.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	443, 452,
3.5.4.4 SFM3	Waste (including Waste Activity and Buffer Areas)	Express the view that the new planning scheme ensure that landfills, waste recycling industries and other noxious industries do not impact on the environment, residential and other urban areas, consider cumulative impacts from multiple uses, and not compromise air and water quality in Ipswich.	The new planning scheme will be drafted having regard to appropriate mitigation measures and the separation of incompatible uses, including the preparation of relevant codes and provisions that will apply to new development.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	221, 400,
3.5.4.4 SFM3	Waste (including Waste Activity and Buffer Areas)	Request for better buffer areas between industry and residential areas.	The new planning scheme will be drafted having regard to appropriate mitigation measures and the separation of incompatible uses, including the preparation of relevant codes and provisions that will apply to new development.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	194,
3.5.4.4 SFM3	Waste (including Waste Activity and Buffer Areas)	Express concern regarding the negative perception, non-compliance, social, health and environmental impacts associated with approved industrial, waste, and other noxious industries.	Matters of non-compliance and environmental nuisance resulting from current approvals are regulated and managed under current legislative frameworks, including by State agencies under environmental licences. The new planning scheme will include relevant codes and provisions that will apply to new development.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	221, 315, 329, 400,

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3.5.4.4 SFM3	Waste (including Waste Activity and Buffer Areas)	Express concern that planning policy permits the use of mining voids for waste management operations particularly within the Ebenezer and Jeebropilly areas.	Existing use rights attributed through development approvals and the like will continue to have effect.  The draft Strategic Framework seeks to balance economic interests against social and environmental interests, and seeks to further regulate applications for new or expanded waste activities to protect existing, approved and planned residential and other sensitive receiving uses from adverse impacts including odour, dust, noise, air quality, and amenity (including visual amenity).  The new planning scheme will be drafted having regard to the provisions of the State approved Temporary Local Planning Instrument No. 1 of 2018 (Waste Activity Regulation) including the preparation of relevant codes and provisions that will apply to new development.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	19,
3.5.4.4 SFM3	Waste (including Waste Activity and Buffer Areas)	Express concern that the new planning scheme may place limitations or prevent development seeking to change or expand existing waste activities in Buffer Areas which may prevent opportunities for improved outcomes.	The new planning scheme will be drafted having regard to the provisions of the State approved Temporary Local Planning Instrument No. 1 of 2018 (Waste Activity Regulation) including the preparation of relevant codes and provisions that will apply to new development.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	296,
3.5.4.4 SFM3	Waste (including Waste Activity and Buffer Areas)	Express the view that existing waste operations should cease and that future waste, recycling and waste to energy industries not be permitted in New Chum and Swanbank.	The new planning scheme is unable to apply retrospectively to existing lawful development or to make development prohibited, only the State is able to make specific development prohibited. The new planning scheme will be drafted having regard to appropriate mitigation measures and the separation of incompatible land uses, including the preparation of relevant codes and provisions that will apply to new development.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	32, 197,
3.5.4.4 SFM3	Waste (including Waste Activity and Buffer Areas)	Express the view that landfill of mining voids is not rehabilitation and will impact on the environment, groundwater, waterways, air quality, and the landscape.	The comments expressed in the submission are noted.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	221,
3.5.4.4 SFM3	Waste (including Waste Activity and Buffer Areas)	Express the view that waste to energy industries are not renewable, are inefficient in producing energy, have emissions that will impact further than anticipated, and should not be located near urban areas.	The comments expressed in the submission are noted.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	221,
3.5.4.4 SFM3	Waste (including Waste Activity and Buffer Areas)	Express support for the waste strategy as outlined in section 3.5.4.4.	The support expressed in the submission is noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	424,
3.5.4.4 SFM3	Waste (including Waste Activity and Buffer Areas)	Express the view that the new planning scheme should align with the Queensland Waste and Resource Recovery Infrastructure Plan and promote rather than limit the establishment of resource recovery uses in the Swanbank industrial area, including organic waste recycling facilities.	The Statement of Proposals (including Draft Strategic Framework) has been prepared to reflect the State approved Temporary Local Planning Instrument No. 1 of 2018 (Waste Activity Regulation) and seeks to balance economic interests against social and environmental interests, including the protection of existing, approved and planned residential and other sensitive receiving uses from adverse impacts including odour, dust, noise, air quality, and amenity (including visual amenity). The new planning scheme will include relevant codes and provisions that will apply to new development.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	465,
3.5.4.4 SFM3	Waste (including Waste Activity and Buffer Areas)	Request for amendments to expand the Waste Activity Area as shown on Strategic Framework Map 3 - Waste Activity and Buffer Areas over specific land in Swanbank.	The comments expressed in the submission are noted, however the mapping reflects the State approved Temporary Local Planning Instrument No. 1 of 2018 (Waste Activity Regulation).  The matter be referred to The Department of State Development, Manufacturing, Infrastructure and Planning for consideration and where appropriate distributed to the relevant State Agency for their consideration and comment.	1. That the submission be referred to The Department of State Development, Manufacturing, Infrastructure and Planning. 2. That the Manager City Design be authorised to consider the advice from DSDMIP in the drafting of the Planning Scheme.	296,
3.5.5 SFM4	Housing (including Housing Areas)	Expresses support for and requests the continuation of auxiliary units.	The support for the continuation of the current planning scheme's auxiliary units is noted and will be considered in the drafting of new planning scheme.	Recommend that the Manager City Design acknowledge the support for the continuation of auxiliary units as a consideration in the drafting of the new planning scheme.	224,
3.5.5 SFM4	Housing (including Housing Areas)	Expresses support for and requests the continuation of transferrable dwelling entitlements.	The support for the continuation of the current planning scheme's transferrable dwelling entitlements is noted and will be considered in the drafting of new planning scheme.	Recommend that the Manager City Design acknowledge the support for the continuation of transferrable dwelling entitlements as a consideration in the drafting of the new planning scheme.	258,
3.5.5 SFM4	Housing (including Housing Areas)	Express the view that the new planning scheme should promote infill development while limiting development elsewhere to minimise the built environment footprint and retain bush corridors.	The draft strategic framework, including the local area frameworks, precinct maps, land use transect, and the residential typologies and densities, were prepared having regard to the valuable features to be conserved, development constraints, and achieving sustainable growth management and infrastructure provision to support the growth and development across the Ipswich local government area.  Council is required to demonstrate alignment with the State Planning Policy and the South East Queensland Regional Plan ' <i>ShapingSEQ</i> ', including identification of sufficient land for housing to accommodate the dwelling targets in ShapingSEQ.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	375,
3.5.5 SFM4	Housing (including Housing Areas)	Expresses objection to high density housing in Collingwood Park, Redbank Plains, Bellbird Park and Augustine Heights.	A mix of land uses are considered to be suitable in these areas, which includes low, medium and high density areas based on a range of factors such as the existing zoning, biodiversity values, development constraints, proximity to centres, and the availability of infrastructure.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	357,
3.5.5 SFM4	Housing (including Housing Areas)	Expresses the view that the dwelling density rates including auxiliary units, may become problematic for future development expectations.	The draft strategic framework, including the local area frameworks, precinct maps, land use transect, and the residential typologies and densities set out in Table 3.4, were prepared having regard to the valuable features to be conserved, development constraints, achieving a diversity of housing forms, sustainable growth management and infrastructure provision to support both the retention and conservation of existing urban character and the growth and development of new urban development across the Ipswich local government area.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	69, 206, 222, 261, 289, 290, 421, 443, 450, 451, 457, 466, 473, 509,
3.5.5 SFM4	Housing (including Housing Areas)	Expresses the view that the Springfield Structure Plan and Ripley Valley Priority Development Plan are no longer formally recognised.	The new Ipswich Planning Scheme (as per the current planning scheme) will not and does not apply to the Ripley Valley Priority Development Area and is planned and administered by Economic Development Queensland under the <i>Economic Development Act 2012</i> . Likewise the undeveloped areas of Local Framework - Area 4 Springfield Estate and Augustine Heights (part) are administered under the Springfield Structure Plan area. Other growth areas including Redbank Plains, Collingwood Park, and Walloon/Thagoona Rosewood provide for development led master planning.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	421, 425, 443, 450, 451, 457,
3.5.5 SFM4	Housing (including Housing Areas)	Expresses the view that there is an inadequate response to the demand for greenfield land.	The South East Queensland Regional Plan ' <i>ShapingSEQ</i> ' sets a dwelling supply benchmark of providing an additional 111,700 dwellings (to accommodate an additional 319,900 people) between 2016 and 2041. Land identified in the Local Area Frameworks and Precincts Maps has a 'planned' capacity that is able to accommodate between 156,000 and 201,000 additional dwellings. Providing development opportunities well in excess of the ShapingSEQ projections.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	222, 421, 457,
3.5.5 SFM4	Housing (including Housing Areas)	Request that consideration be given to the appropriate provision and design of affordable housing, with a particular focus on the social consequences.  There continues to be a demand and need for larger lots.	The comments expressed in the submission are noted. The draft Strategic Framework provides for the allocation of residential designations that support the delivery of affordable housing and provide choice in housing through supporting the development of a diversity of housing types, forms, sizes, densities (including lot sizes) and tenures in appropriate locations.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	467, 476, 480,
3.5.5 SFM4	Housing (including Housing Areas)	Expresses the view that infill development has the potential for disruption of the prevailing urban fabric and the reduction of privacy.	The comments expressed in the submission are noted. The draft Strategic Framework provides for a diversity of housing forms and promotes sustainable growth management to support both the retention and conservation of existing urban character and the growth and development of new urban development across the Ipswich local government area. The new planning scheme will include relevant codes and provisions that address matters including privacy.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	209,
3.5.5 SFM4	Housing (including Housing Areas)	Expressed the view that there is a continued need for planning approval of all forms of multiple dwellings against codes that encourage or protect the prevailing amenity and social wellbeing.	Levels of assessment for multiple dwellings will be considered in association with the drafting of future scheme provisions related to housing, parking and reconfiguring of lots.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	467,
3.5.5 SFM4	Housing (including Housing Areas)	Concern that the provision of public (welfare) housing has a negative impact on the area and the residents, with no consultation with the community.	The comments in the submission regarding State government provided public housing are noted, however the comments are related to matters addressed in the <i>Planning Act 2016</i> , subordinate <i>Planning Regulation 2017</i> and the South East Queensland Regional Plan ' <i>Shaping SEQ</i> ' that encourage and promote a diversity of housing forms and densities (particularly where well located), and contain the public consultation requirements for public housing development proposed by the State government.	That no change be recommended to the Statement of Proposals (including Draft Strategic Framework).	477,

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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.5.5 SFM4	Housing (including Housing Areas)	Expresses the view that there is insufficient large lot residential land available throughout the city.	The designation of Large Lot residential developed land generally reflects existing land use. Despite sometimes having access to some urban services the retention of selective large lot residential areas facilitates, encourages and promotes a diversity of housing forms and densities.	That no change be recommended to the Statement of Proposals (including draft Strategic Framework).	457,
3.5.6	Other Significant Land Uses	Expresses the view that Rural areas appear to be reflective of existing planning scheme provisions and not necessarily looking to consider any appetite for updating provisions to better reflect current conditions.	Areas outside of the South East Queensland Regional Plan's ( <i>ShapingSEQ</i> ) Urban Footprint and not identified as areas designated for future non-rural uses or increased residential density, the regulatory provisions prevent urban and rural residential sprawl in the Regional Landscape and Rural Production Area (RLRPA) and manages other activity, including subdivision, to protect these values. The regulation also serves to protect areas that might be required for accommodating future urban growth beyond the planning horizon of ShapingSEQ. A non-residential urban use would need to show that the proposal has been able to demonstrate an overriding need in the public interest to establish the use. It is noted that there is no guarantee that such an approved use will be able to demonstrate an overriding need to expand or diversify the use in the future or that a similar use could establish overriding need nearby.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	421,
3.6	Infrastructure				
3.6	Infrastructure - General	Express concern regarding the limited information provided on planned infrastructure to support growth.	The overall urban settlement pattern and form, including location, mix of uses and densities of development, have been based on the efficient, co-ordinated, cost effective and equitable provision of supporting infrastructure (existing and planned) that is integrated with and supports the outcomes of the State Planning Policy and the South East Queensland Regional Plan (Shaping SEQ).  The Local Government Infrastructure Plan identifies the local trunk infrastructure networks intended to service existing and future urban development (up to ultimate development) based on the current planning scheme.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	264,
3.6.2	Transport	Express the need to review the table in section 3.6.2 (7)(a) to consider multi-modal travel (e.g. cycling, public transport and walking in one trip) and that section 3.6.2 (7)(e) should be expanded to include cycle catchments when considering mix use and density distributions.	The comments expressed in the submission are noted.  The matter be referred to Council's Infrastructure Strategy Branch of the Infrastructure and Environment Department for consideration.	1. That the submission be referred to Council's Infrastructure Strategy Branch of the Infrastructure and Environment Department. 2. That the Manager City Design be authorised to consider the advice from Council's Infrastructure Strategy Branch in the review of the Strategic Framework and the drafting of the new planning scheme.	394,
3.6.2	Transport	Express the view that Table 3.5 - Ipswich Road and Street Hierarchy does not consider cycling in the hierarchy and should be amended.	The comments expressed in the submission are noted.  The matter be referred to Council's Infrastructure Strategy Branch of the Infrastructure and Environment Department for consideration.	1. That the submission be referred to Council's Infrastructure Strategy Branch of the Infrastructure and Environment Department. 2. That the Manager City Design be authorised to consider the advice from Council's Infrastructure Strategy Branch in the review of the Strategic Framework and the drafting of the new planning scheme.	394,
3.6.2	Transport	Express concern regarding road design standards.	The comments expressed in the submission are noted.  The matter be referred to Council's Infrastructure Strategy Branch of the Infrastructure and Environment Department for consideration.	1. That the submission be referred to Council's Building and Plumbing Branch of the Planning and Regulatory Services Department for consideration. 2. Recommend no change to the Strategic Framework.	497,
3.6.2.1 SFMSA	Strategic Transport Network	Express concern regarding levels of congestion, traffic impacts including regard to cumulative impacts, the need for network upgrades and improved capacity, or the need for further transport planning, including the provision of parking.	The Local Government Infrastructure Plan identifies the local transport trunk infrastructure network intended to service existing and future urban development (up to ultimate development) based on the current planning scheme.  The matter be referred to Council's Infrastructure Strategy Branch of the Infrastructure and Environment Department for consideration.	1. That the submission be referred to Council's Infrastructure Strategy Branch of the Infrastructure and Environment Department. 2. That the Manager City Design be authorised to consider the advice from Council's Infrastructure Strategy Branch in the drafting of the new planning scheme.	20, 37, 57, 62, 64, 74, 75, 81, 99, 109, 194, 232, 234, 264, 318, 324, 329, 358, 394, 449, 469, 478, 479, 482,
3.6.2.1 SFMSA	Strategic Transport Network	Express a need for specific traffic management related changes.	The matter be referred to Council's Infrastructure Strategy Branch of the Infrastructure and Environment Department for consideration.	1. That the submission be referred to Council's Infrastructure Strategy Branch of the Infrastructure and Environment Department for consideration. 2. Recommend no change to the Strategic Framework.	81, 197, 324, 329,
3.6.2.1 SFMSA	Strategic Transport Network	Express a need for alignment changes to specific links on the Strategic Transport Network Map 5A – Strategic Transport Network.	Strategic Transport Network Map 5A - Strategic Transport Network is indicative and provides information at a strategic, citywide level. The map was not intended to provide detail at an individual property level.  Recommend the review and relevant changes be made to update the strategic framework map to improve accuracy.	Recommend that the Manager City Design be authorised to review and update where necessary the Strategic Transport Network Map 5A – Strategic Transport Network to improve accuracy.	255, 362, 461, 472, 487, 488,
3.6.2.1 SFMSA	Strategic Transport Network	Concern with the identification of a future road connection across specific land along Ipswich-Boonah Road and requests information about potential compulsory acquisition, timeframes, land use intent and relevant contact details at the Department of Transport and Main Roads.	Strategic Transport Network Map 5A - Strategic Transport Network identifies the indicated connection as a "Future Major Road Link (Arterial and Sub-Arterial Roads)" and has been carried over from Map 4a Transport Network included in Schedule 7 of the current Ipswich Planning Scheme where it is identified as a "Possible Future Major Intersuburban Link (to be further investigated)" and as an "Intersections / Connections (to be further investigated)". The road connection identified relates to Council level road planning and not State government level road planning (i.e. does not relate to road planning by the Department of Transport and Main Roads). Since being included in the current Ipswich Planning Scheme Council has prepared the City of Ipswich Transport Plan (iGO) and the Local Government Infrastructure Plan (which includes the trunk infrastructure road network). Neither iGO or the Local Government Infrastructure Plan identify a need for a connection across the subject land.	Recommend that the Manager City Design be authorised to update Strategic Transport Network Map 5A – Strategic Transport Network to be consistent with iGO and the Local Government Infrastructure Plan.	507,
3.6.2.1 SFMSA	Strategic Transport Network	Expresses concern that a specific Existing Major Road Link on Strategic Transport Network Map 5A - Strategic Transport Network does not exist.	Strategic Transport Network Map 5A - Strategic Transport Network is indicative and provides information at a strategic, citywide level. The map was not intended to provide detail at an individual property level.  Recommend changes be made to update the strategic framework map to improve accuracy.	Recommend that the Manager City Design be authorised to update Strategic Transport Network Map 5A – Strategic Transport Network to improve accuracy.	251,
3.6.2.1 SFMSA	Strategic Transport Network	Express concern regarding the inclusion of specific Future Major Road Links on Strategic Transport Network Map 5A - Strategic Transport Network.	Strategic Transport Network Map 5A - Strategic Transport Network is indicative and provides information at a strategic, citywide level. The map was not intended to provide detail at an individual property level.  The Local Government Infrastructure Plan identifies the local transport trunk infrastructure network intended to service existing and future urban development (up to ultimate development) based on the current planning scheme.  The matter be referred to Council's Infrastructure Strategy Branch of the Infrastructure and Environment Department for consideration.	1. That the submission be referred to Council's Infrastructure Strategy Branch of the Infrastructure and Environment Department. 2. That the Manager City Design be authorised to consider the advice from Council's Infrastructure Strategy Branch in the drafting of the new planning scheme and subsequent local government infrastructure plan.	110, 148,
3.6.2.2 SFMSB	Strategic Active Transport Network	Express the need for specific changes or network upgrades, such as the inclusion or extension of cycle or pedestrian links, or changes to the Strategic Transport Network Map 5B – Strategic Active Transport Network.	The matter be referred to Council's Infrastructure Strategy Branch of the Infrastructure and Environment Department for consideration.	1. That the submission be referred to Council's Infrastructure Strategy Branch of the Infrastructure and Environment Department. 2. That the Manager City Design be authorised to consider the advice from Council's Infrastructure Strategy Branch in the drafting of the new planning scheme and subsequent local government infrastructure plan.	64, 80, 123, 388, 448,
3.6.3	Parks and Recreation (including public parks trunk infrastructure network)	Express the view that an increased number of larger and better quality parks are required with equitable distribution.	The Local Government Infrastructure Plan identifies the local public park trunk infrastructure network intended to service existing and future urban development (up to ultimate development) based on the current planning scheme.  The matter be referred to the Sport, Recreation and Natural Resources Branch of the Infrastructure and Environment Department for consideration when preparing the Local Government Infrastructure Plan.	1. That the submission be referred to Council's Sport, Recreation and Natural Resources Branch of the Infrastructure and Environment Department. 2. That the Manager City Design be authorised to consider the advice from Council's Sport, Recreation and Natural Resources Branch in the drafting of the new planning scheme and subsequent local government infrastructure plan.	400,

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3.6.3	Parks and Recreation (including public parks trunk infrastructure network)	Express support for the provision of new skate parks in specific locations, particularly to cater for older children.	The provision of skate parks are currently included as an active recreation embellishment option for local parks.  The matter be referred to the Sport, Recreation and Natural Resources Branch of the Infrastructure and Environment Department for consideration.	1. That the submission be referred to Council's Sport, Recreation and Natural Resources Branch of the Infrastructure and Environment Department. 2. That the Manager City Design be authorised to consider the advice from Council's Sport, Recreation and Natural Resources Branch in the drafting of the new planning scheme and subsequent local government infrastructure plan.	22, 49,
3.6.3	Parks and Recreation (including public parks trunk infrastructure network)	Request for a sports field and open space in Redbank Plains to be included in the Local Government Infrastructure Plan.	The matter be referred to the Sport, Recreation and Natural Resources Branch of the Infrastructure and Environment Department for consideration when preparing the Local Government Infrastructure Plan.	1. That the submission be referred to Council's Sport, Recreation and Natural Resources Branch of the Infrastructure and Environment Department. 2. That the Manager City Design be authorised to consider the advice from Council's Sport, Recreation and Natural Resources Branch in the drafting of the new planning scheme and subsequent local government infrastructure plan.	357,
3.6.3	Parks and Recreation (including public parks trunk infrastructure network)	Express concern regarding the mandatory dedication of riparian land free of compensation to Council for public open space.	The Local Government Infrastructure Plan identifies the local public park trunk infrastructure network intended to service existing and future urban development (up to ultimate development) based on the current planning scheme.  Infrastructure charges, offsets and refunds are determined in accordance with the Ipswich Adopted Infrastructure Charges Resolution.  The matter be referred to the Sport, Recreation and Natural Resources Branch of the Infrastructure and Environment Department for consideration when preparing the Local Government Infrastructure Plan.	1. That the submission be referred to Council's Sport, Recreation and Natural Resources Branch of the Infrastructure and Environment Department. 2. That the Manager City Design be authorised to consider the advice from Council's Sport, Recreation and Natural Resources Branch in the drafting of the new planning scheme and subsequent local government infrastructure plan.	287, 409,
3.6.3 SFM6	Strategic Green Infrastructure	Requested the Open Space and Recreation (including Future Parks) area on Strategic Framework Map 6 - Strategic Green Infrastructure be amended to remove approved developable land.	Recommend changes be made to update the strategic framework map to reflect the development approval.	Recommend that the Manager City Design be authorised to update Strategic Framework Map 6 - Strategic Green Infrastructure to reflect the development approval.	444,
3.6.4	Social Infrastructure and Community Facilities (including Community Facilities Trunk Infrastructure Network)	Express support for the inclusion of the existing Redbank Plains library in the new planning scheme.	The provision of libraries are identified as a citywide or district level community facility.  The matter be referred to the Performance Branch of the Coordination and Performance Department for consideration.	1. That the submission be referred to Council's Performance Branch of the Coordination and Performance Department. 2. That the Manager City Design be authorised to consider the advice from Council's Performance Branch in the drafting of the new planning scheme and subsequent local government infrastructure plan.	326,
3.7.0	Local Area Frameworks				
3.7.0	General - Local Area Frameworks	Express the view that the Local Frameworks provide detailed planning for over thirty areas, many of which seem to have similar character and development outcomes, which seems excessive and complicated, and their inclusion has the potential to result in a disjointed approach to the planning for the city.	The comments expressed in the submission are noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	292, 355, 364, 368, 461, 487, 488,
3.7.2	Area 1 Goodna	Expressed support for the preferred Local Area Framework but does not the support options considered in Local Area Framework.	The comments expressed in the submission are noted. The new planning scheme will be drafted having regard to the comments raised.	Recommend that the Manager City Design be authorised to give consideration of the matters raised during the review of the strategic framework provisions (residential densities) and during the drafting of the new planning scheme (zoning).	428, 466,
3.7.2	Area 1 Goodna	The planning scheme provisions and overlay codes should require a risk management response which restricts further development in the area.	The State Planning Policy (SPP) for the management of a range of hazards (e.g. flooding, bushfire, steep land, undermined land, etc.) requires when making a local planning instrument that Council adopt a risk management approach to the regulation of development associated with these hazards.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	146,
3.7.2	Area 1 Goodna	Express the view that there should not be any medium to high density development in Goodna.	A mix of land uses are considered to be suitable in Goodna, which includes low, medium and high density areas based on a range of factors such as the existing zoning, biodiversity values, development constraints, proximity to centres, and the availability of infrastructure and services.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	323,
3.7.2	Area 1 Goodna	Express concern that the designation of land for Environmental Management does not recognise the existing uses and development assessment approvals.	The land in question is currently zoned for a highly specific purpose which recognises that the land is subject to major flood conveyance / high risk.  The Environmental Management designation recognises in part the buffering nature of land to separate or manage development constraints, in this situation flooding. The Environmental Management designation does not diminish the existing use rights attributed to the land.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	58,
3.7.3	Area 2 Carole Park	Express concern regarding need and trade impacts associated with the potential for a neighbourhood centre in the Carole Park area.	The comments expressed in the submission are noted. The new planning scheme will be drafted having regard to the comments raised.	Recommend that the Manager City Design be authorised to give consideration of the matters raised during review of the relevant proposed strategic framework provisions (centre hierarchy and distribution) and during drafting of the new planning scheme (zoning).	453,
3.7.4	Area 3 Camira	Concern was raised in relation to specific land in Camira at the northern end of Woodlands Avenue and Preece Lane being included in the Low Density Residential (LL2) designation.	The comments expressed in the submission are noted, however the proposed designation is generally commensurate with the prevailing lots sizes in the area which are typically between 3,000 to 4,000m <sup>2</sup> . Further subdivision opportunities would be limited based on the designation and other relevant mapping.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	166,
3.7.4	Area 3 Camira	Request for land east of Hallett Avenue, Camira in the Low Density Residential (LL2) designation to be changed to the Low Density Residential (LL1) designation.	The southern half of the area is serviced with sewerage infrastructure. The proposed designation reflects the current zoning and provides for a transition of larger urban lots adjacent to Woogaroo Creek to smaller suburban lots east of Old Logan Road.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	25,
3.7.4	Area 3 Camira	Expressed that land west of Old Logan Road should not be further subdivided.	The land in question is predominately in the Low Density Residential (LL1 and LL2) designations which provide for lots between 4,000-6,000m <sup>2</sup> and 2,000-3,000m <sup>2</sup> respectively within the Local Framework. However, in order to achieve the greatest practical use of existing and new sewerage infrastructure, higher residential densities are proposed for specific localities.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	228,
3.7.4	Area 3 Camira	Express the view that the land in the vicinity of Parkwood Avenue designated Low Density Residential (LL1) to be changed to a Medium Density designation to facilitate the extension of sewerage infrastructure.	The land is constrained by the High Pressure Gas Pipeline and associated buffer, and the Medium Watercourse and buffer (valuable features). The distance of the land from centre locations or high frequency public transport does not warrant further densification.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	306,
3.7.4	Area 3 Camira	Expressed concern that specific land in Carole Park would be developed for industrial purposes.	The land has been included in the proposed Conservation (CON) designation in the draft Strategic Framework which extends east to Sandy Creek.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	203,
3.7.4	Area 3 Camira	Expressed that vegetated /treed land west of Centenary Highway be converted to State Forest.	The land has been included in the proposed Conservation (CON) designation in the draft Strategic Framework.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	166,
3.7.5	Area 4 Springfield Estate and Augustine Heights (part)	Express the view that there needs to be a greater diversity in residential density and form.	The comments expressed in the submission are noted. The new planning scheme will be drafted to include relevant codes and provisions that will apply to new development, including the consideration of density and form.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	123,
3.7.5	Area 4 Springfield Estate and Augustine Heights (part)	Express the view of the need for the retention of vegetation in new development.	The comments expressed in the submission are noted. The new planning scheme will be drafted to include relevant codes and provisions that will apply to new development, including the consideration of the retention of vegetation.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	123,
3.7.5	Area 4 Springfield Estate and Augustine Heights (part)	Expresses objection to Alternate Options 1 and 2 for the area. Requests that the preferred option as publicly notified be adopted or an Alternate Option that preserves more bushland and aligned with State government assessment of areas of environmental significance.	The comments expressed in the submission are noted.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	455,



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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.7.5	Area 4 Springfield Estate and Augustine Heights (part)	Expresses the view that 'Greater Springfield' is part of the solution to accommodating future growth in a sustainable manner and operates under a bespoke statutory integrated planning and infrastructure framework that forms part of the Ipswich Planning Scheme which provides certainty for ongoing investment and confidence to businesses, the submissions request that the existing Springfield Structure Plan and the associated infrastructure framework be transitioned without effect in its entirety into the new Ipswich Planning Scheme so as to preserve the current intent, status and practice.	<p>The Springfield Structure Plan carries forward the provisions of a Development Control Plan prepared under the <i>Local Government (Planning and Environment Act) 1990</i>, and which sets out the master planning and development assessment framework for land included in Springfield Structure Plan area. Whilst the Springfield Structure Plan was included in the Ipswich Planning Scheme in 2002 and sought to align the Springfield Structure Plan with the planning legislation at the time, the Springfield Structure Plan retains a different development application process to that which applies to the rest of the Ipswich Local Government Area. The Springfield Structure Plan has also been amended through the prescribed statutory planning scheme amendments process (e.g. to update and contemporise the land use outcomes for the town centre and to amend and improve use definitions).</p> <p>The provisions in the Springfield Structure Plan operate in conjunction with a number of Infrastructure Agreements including notably the Springfield Infrastructure Agreement 1998 (the SIA) and the Springfield Town Centre Infrastructure Agreement 2015 (the STCIA). Notwithstanding, it is noted that clause 229 in the SIA provides that once a residential lot is created the successors in title are no longer bound to perform the obligations of the SIA so long as it remains a residential lot (i.e. the further regulation of development, for example a home business undertaken in a residential lot, is not subject to the provisions of the SIA). Conversely, should an application be made that changes the use of the land from a residential lot the provisions of the SIA can be applied irrespective of whether the lot is within the Springfield Structure Plan or not.</p> <p>Whilst recognising the need to ensure the appropriate continued operation of the provisions of the Springfield Structure Plan in the effective, efficient and cost effective delivery of development and supporting infrastructure, there is also a need to consider the most effective and efficient way of regulating further development into the future. This includes where possible and appropriate, bringing developed land within the wider development assessment framework that applies to the rest of the Ipswich Local Government Area and Queensland more generally. Currently the making of a planning application would require a knowledge of a different development assessment framework set out in the Springfield Structure Plan.</p> <p>In consideration of the above, the removal of the developed residential lots from the Springfield Structure Plan (where also located within the area covered by the SIA) would allow for the appropriate application of the Queensland planning legislation and development assessment framework to those lots whilst also not undermining the delivery of supporting infrastructure pursuant to the SIA.</p>	Recommend that the Manager City Design be requested to amend the Springfield Structure Plan provisions and maps to remove the developed residential lots within the area of the Springfield Infrastructure Agreement, and to apply the general provisions of the new Ipswich Planning Scheme to those lots.	21, 293, 411, 422, 471,
3.7.5	Area 4 Springfield Estate and Augustine Heights (part)	<p>Requests that the Springfield Structure Plan (SPP) be transitioned in its entirety into the new Ipswich planning scheme without modification and should continue to apply without fetter or limitation, as maintaining the SPP is absolutely critical to maintaining the integrity of the "Greater Springfield" master plan, ensuring orderly planning outcomes and consistency with the infrastructure obligations assumed under the Springfield Infrastructure Agreement 1998 and other similar agreements entered into for development of 'Greater Springfield'. In making the assertion /request the following matters / issues are relied upon:</p> <p>1. proposed changes are contrary to the SPP and are unlawful unless agreed between Springfield City Group and Council or determined using the Alternative Dispute Resolution provisions in Section 11 of the SPP</p> <p>2. proposed changes are unlawful as they are contrary to the planning legislation as it has been clear from the various planning Acts (since the <i>Local Government (Planning and Environment) Act 1990</i>) that Parliament's intention has been, and continue to be, to preserve development control plans and their important function, regardless of any new rules for the production of planning schemes.</p> <p>3. the proposals will cause unnecessary uncertainty and may take away rights of 'Greater Springfield' developers and may lead to compensation claims against Council. Examples of potential issues include existing approvals under the SPP not being protected under the planning Act, the Town Centre Concept Plan ceasing to have effect thereby destroying certainty for the areas future development.</p> <p>4. the proposal will destroy the planning and infrastructure linkage as the Springfield Infrastructure Agreement is premised on the existence of the Springfield Structure Plan and its master planning process. Without the SPP it is asserted that any future obligations on the master developer would no longer exist (with a without prejudice note in respect to the master developer's rights to pursue Council in respect to its obligations under the SIA).</p> <p>5. the proposal is inappropriate because it does not take into the specific and unique planning and development needs of 'Greater Springfield'.</p>	<p>The Springfield Structure Plan carries forward the provisions of a Development Control Plan prepared under the <i>Local Government (Planning and Environment Act) 1990</i>, and which sets out the master planning and development assessment framework for land included in Springfield Structure Plan area. Whilst the Springfield Structure Plan was included in the Ipswich Planning Scheme in 2002 and sought to align the Springfield Structure Plan with the planning legislation at the time, the Springfield Structure Plan retains a different development application process to that which applies to the rest of the Ipswich Local Government Area. The Springfield Structure Plan has also been amended through the prescribed statutory planning scheme amendments process (e.g. to update and contemporise the land use outcomes for the town centre and to amend and improve use definitions) on a number of occasions and in line with the provisions of the SPP - in particular notification to Springfield Land Corporation about the amendments to allow a submission to be made has been undertaken.</p> <p>The provisions in the Springfield Structure Plan operate in conjunction with a number of Infrastructure Agreements including notably the Springfield Infrastructure Agreement 1998 (the SIA) and the Springfield Town Centre Infrastructure Agreement (the STCIA). Notwithstanding, it is noted that clause 229 in the SIA provides that once a residential lot is created the successors in title are no longer bound to perform the obligations so long as it remains a residential lot (i.e. the further regulation of development, for example a home business undertaken in a residential lot, is not subject to the provisions of the SIA). Conversely, should an application be made that changes the use of the land from a residential lot the provisions of the SIA can be applied irrespective of whether the lot is within the Springfield Structure Plan or not.</p> <p>Whilst recognising the need to ensure the appropriate continued operation of the provisions of the Springfield Structure Plan in the effective, efficient and cost effective delivery of development and supporting infrastructure, there is also a need to consider the most effective and efficient way of regulating further development into the future. This includes where possible and appropriate, bringing developed land within the wider development assessment framework that applies to the rest of the Ipswich Local Government Area and Queensland more generally. Currently the making of a planning application would require a knowledge of a different development assessment framework set out in the Springfield Structure Plan.</p> <p>In consideration of the above, the removal of the developed residential lots from the Springfield Structure Plan (where also located within the area covered by the SIA) would allow for the appropriate application of the Queensland planning legislation and development assessment framework to those lots whilst also not undermining the delivery of supporting infrastructure pursuant to the SIA.</p>	Recommend that the Manager City Design be requested to amend the Springfield Structure Plan provisions and maps to remove the developed residential lots within the area of the Springfield Infrastructure Agreement, and to apply the general provisions of the new Ipswich Planning Scheme to those lots.	284,
3.7.5	Area 4 Springfield Estate and Augustine Heights (part)	<p>Expresses serious concerns with how it is planned to treat the area currently covered by the Springfield Structure Plan (SSP) (particularly in the absence to any references to the SSP in the Statement of Proposals) and area covered by the Spring Mountain Precinct Plan and requests that:</p> <p>1. The SSP be completely transitioned into any new Ipswich Planning Scheme citing that it creates development entitlements linked to obligations in the Infrastructure Agreement (IA) (and specifically that the IA is called up in the SSP and in the absence of SSP the developer of Springfield would not have entered into the IA), underpins the commerce of the project, provides certainty to the developer, community and Council and that there could be unintended consequences and costly negative impacts that only become apparent afterwards; and</p> <p>2. The Spring Mountain Precinct Plan continue its operation and status in an unfettered manner citing concerns about the status of the approved Precinct Plan which took significant time and resources to prepare and gain approval for, is unjust, will remove the certainty for investment decisions and will have unintended consequences. Examples are cited where the Precinct mapping included in the Draft Strategic Framework are inconsistent with those provided for under the Springfield Structure Plan and under the Spring Mountain Precinct Plan approval.</p>	<p>1. The provisions in the Springfield Structure Plan operate in conjunction with a number of Infrastructure Agreements including notably the Springfield Infrastructure Agreement 1998 (the SIA) and the Springfield Town Centre Infrastructure Agreement 2015 (the STCIA). Notwithstanding, it is noted that clause 229 in the SIA provides that once a residential lot is created the successors in title in title that the provisions of the SIA are no longer bound to perform the obligations so long as it remains a residential lot (i.e. the further regulation of development, for example a home business undertaken in a residential lot, is not subject to the provisions of the SIA). Conversely, should an application be made that changes the use of the land from a residential lot the provisions of the SIA can be applied irrespective of whether the lot is within the Springfield Structure Plan or not. Whilst recognising the need to ensure the appropriate continued operation of the provisions of the Springfield Structure Plan in the effective, efficient and cost effective delivery of development and supporting infrastructure, there is also a need to consider the most effective and efficient way of regulating further development into the future. This includes where possible and appropriate, bringing developed land within the wider development assessment framework that applies to the rest of the Ipswich Local Government Area and Queensland more generally. Currently the making of a planning application would require a knowledge of a different development assessment framework set out in the Springfield Structure Plan. In consideration of the above, the removal of the developed residential lots from the Springfield Structure Plan (where also located within the area covered by the SIA) would allow for the appropriate application of the Queensland planning legislation and development assessment framework to those lots whilst also not undermining the delivery of supporting infrastructure pursuant to the SIA.</p> <p>2. Any changes to the Springfield Structure Plan would not apply retrospectively to an extant planning approval. Notwithstanding, it is recognised that there is a 'hierarchy of approvals' that need to be maintained until land is developed. Accordingly, it is not proposed to remove any land other than developed residential lots from the SSP (refer to 1. above) and it is not intended to apply the Precinct mapping included in the draft Strategic Framework to the area covered by the SSP.</p>	Recommend that the Manager City Design be requested to amend the Springfield Structure Plan provisions and maps to remove the developed residential lots within the area of the Springfield Infrastructure Agreement, and to apply the general provisions of the new Ipswich Planning Scheme to those lots.	289,
3.7.5	Area 4 Springfield Estate and Augustine Heights (part)	<p>Requests that the constraints mapping including vegetated corridors be completely excised from the area of the Spring Mountain Precinct Plan citing that these matters are dealt with under the SSP and clarified in greater detail in the existing Precinct Plan approval and particularly that:</p> <p>a. the difficult topography mapping is overly constraining in the context of bulk earth works to be undertaken with similar concerns with respect to the mapping of scenic and visual amenity,</p> <p>b. in relation to the Bushfire mapping that not all of Spring Mountain is located within the Transition Bushfire Area and that the balance of the area is included in the Bushfire Impact Buffer and which has implications for the development of housing.</p>	<p>The mapping of constraints provides information about the characteristics of land that need to be considered in assessing development. The mapping can be for information purposes and/or used for regulatory purposes, generally, through the adoption of an associated code. Council's existing process is that once a constraint has been removed, for example, a steep slope has been modified through bulk earthworks, the constraints map is amended to reflect the works that have been undertaken. Additionally, the bushfire risk and vegetation overlays are adjusted to reflect the extent of approvals for development and the clearing of vegetation. The existing approach balances the need to properly inform development assessment whilst not overlay constraining the development of land, but does rely on the updating of the mapping.</p> <p>It is noted that the overlay maps in the current planning scheme in many instances include the Springfield Structure Plan area and have been effectively applied through the regulatory framework that is established in the SSP. For consistency it is considered that all overlay maps should include land in the Springfield Structure Plan area, however, a review should also be undertaken of the current works that have been carried out and approvals granted for vegetation clearing, and the mapping amended to reflect where constraints on the land have been removed or are modified. Further consideration should also be given in drafting the associated overlay codes to ensuring that they operate effectively and efficiently relative to the regulatory framework established in the Springfield Structure Plan.</p> <p>It is further noted that the Scenic and Visual Amenity mapping is intended to be included as a Strategic Framework map rather than a development constraints overlay map, and provides information at the whole of local government area scale rather than being applied through a regulatory code. In particular it further emphasises the multiple values that hills, escarpment areas, significant waterways and extents of natural vegetation have. Notwithstanding, the map should be reviewed and amended in combination with the review and amendment of the development constraints map and particularly to reflect where natural features are removed or significantly modified.</p>	Recommend that following review and amendment to appropriately reflect works undertaken and development approvals, the strategic scenic and visual amenity and the overlay maps are shown for land located within the Springfield Structure Plan area.	289,

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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.7.5	Area 4 Springfield Estate and Augustine Heights (part)	Supports the planning intent for Springfield Central contained within Section 3.7.5 of the Statement of Proposals for Springfield Central but notes that the effective achievement of the planning intent will be dependant on the framing of the detailed provisions of the new planning scheme in a form that is clear, easily understood and consistent with contemporary planning instruments. Notes that the new planning scheme is an opportunity to take forward the vision and intent from the existing Springfield Structure Plan and Town Centre Concept Plan in a form that improves certainty and removes the inconsistencies and unnecessary complexity of the current planning scheme documents by including in contemporary planning provisions rather than having to interpret sometimes confusing provisions based on superseded Planning Acts from more than 25 years ago. However, it is stated it is important to recognise and continue the infrastructure framework contained in the Springfield Infrastructure Agreement and Springfield Town Centre Infrastructure Agreement.	<p>The Springfield Structure Plan carries forward the provisions of a Development Control Plan prepared under the <i>Local Government (Planning and Environment Act) 1990</i> , and which sets out the master planning and development assessment framework for land included in Springfield Structure Plan area. Whilst the Springfield Structure Plan was included in the Ipswich Planning Scheme in 2002 and sought to align the Springfield Structure Plan with the planning legislation at the time, the Springfield Structure Plan retains a different development application process to that which applies to the rest of the Ipswich Local Government Area.</p> <p>Development in Springfield Central (the Springfield Town Centre) is primarily assessed against the provisions of the Town Centre Concept Plan (TCCP) within the Springfield Structure Plan, with infrastructure delivery provided for under the Springfield Town Centre Infrastructure Agreement 2015 (STCIA). Substantial amendments / updates were also made to the TCCP in 2015 at the time the STCIA was entered into.</p> <p>Whilst noting that it is desirable for development in the Ipswich Local Government Area to be regulated under a single planning framework to assist in understanding and certainty, given the recent amendments to the TCCP and the execution for the STCIA, it would be premature to 'roll back' the Springfield Structure Plan provisions as they relate to the Springfield Town Centre at this time.</p>	Recommend that Springfield Structure Plan is maintained in its entirety without change for land within the area of the Springfield Town Centre (i.e. the land within the area of the Springfield Town Centre Concept Plan).	436,
3.7.5	Area 4 Springfield Estate and Augustine Heights (part)	Request for specific land in Springfield be identified with a unique property name.	As a planning scheme has a life in excess of ten years the identification of land by specific ownership or use is generally avoided as amending the planning scheme due to a change in ownership or use is a detailed and expensive process.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	298,
3.7.5	Area 4 Springfield Estate and Augustine Heights (part)	Express concern that there is inconsistency in the application of the identification of Key Nature Conservation Areas and Environmental Management Areas over undeveloped areas as shown on Overlay Map 1 - Biodiversity.	Overlay Map 1 - Biodiversity describes land with biodiversity values and where these lands are likely to retain these values into the foreseeable future. Development processes in Area 4 Springfield Estate and Augustine Heights (part) require the submission and approval of Precinct Plans and the submission and approval more detailed Area Development Plans. In order that the Strategic Framework remained as contemporary as possible, where detailed Area Development Plans have been lodged and the overall intent of development can reasonable justify that current biodiversity values would not be retained, Overlay Map 1 - Biodiversity reflected this development prospect. Where detailed development approvals or formal commitments have not been achieved and where existing biodiversity values may have impacts on the overall development outcomes the existing biodiversity features have been shown on the Overlay Map 1 - Biodiversity.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	433, 457,
3.7.5	Area 4 Springfield Estate and Augustine Heights (part)	Request for specific land in Area 4 Springfield Estate and Augustine Heights (part) in the New Suburban (NS2) designation to be included in the New Suburban (NS1) designation.	Development processes in Area 4 Springfield Estate and Augustine Heights (part) require the submission and approval of Precinct Plans and the submission and approval more detailed Area Development Plans. In order that the Strategic Framework remained as contemporary as possible, where detailed Area Development Plans have been lodged and the overall intent of development can reasonable justify the proposed development prospect, urban expansion land is included in the New Suburban 1 (NS1) designation. Where detailed development approvals or formal commitments have not been achieved and resolution of development constraints and infrastructure networks are not achieved, urban expansion land is included in the New Suburban 2 (NS2). The submission of a development application that effectively resolves development constraints may achieve NS1 densities over part or all of a site.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	433,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Expresses support to retain and improve buffer zoning to assist in the retention of native animals and vegetation.	The support expressed in the submission is noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	171,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Express the view that the undeveloped land bounded by Eugene, Fiona Streets, Devon Drive and Woogaroo Creek be included as a nature reserve or wildlife corridor, including linkage to Happy Jack Gully.	The majority of the land is privately owned, is currently identified for urban purposes, and is subject to a development application.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme upon determination of the appeal.	96, 358, 386, 429,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Express the view that residential development of Redbank Plains over the past 10 years has resulted in a range of impacts, including the loss of bushland.	A mix of land uses are considered to be suitable in Redbank Plains, which includes low, medium and high density areas based on a range of factors such as the existing zoning, biodiversity values, development constraints, proximity to centres, and the availability of infrastructure and services.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	75,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Express the view that Bellbird Park does not have the infrastructure to support medium or high density housing.	A mix of land uses are considered to be suitable in Bellbird Park, which includes low, medium and high density areas based on a range of factors such as the existing zoning, biodiversity values, development constraints, proximity to centres, and the availability of infrastructure and services.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	15,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Request that further development of large lots in Bellbird Park be stopped.	A mix of land uses are considered to be suitable in Bellbird Park, which includes low, medium and high density areas based on a range of factors such as the existing zoning, biodiversity values, development constraints, proximity to centres, and the availability of infrastructure and services.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	152,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Express the view that retaining larger lots in Bellbird Park provides choice, preferring a 600m <sup>2</sup> average lot size ranging to larger lots on steep land.	A mix of land uses are considered to be suitable in Bellbird Park, which includes low, medium and high density areas based on a range of factors such as the existing zoning, biodiversity values, development constraints, proximity to centres, and the availability of infrastructure and services.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	434,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Concern was raised that the development application over specific land in Bellbird Park currently in appeal proposes lot sizes that are inconsistent with the current planning scheme and proposed section 3.7.6.4 (4)(b).	The comments expressed in the submission are noted.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme upon determination of the appeal.	20,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Expressed support for sections 3.7.6.4 (3)(b)(vi)(B) and (3)(b)(viii)(A & B) to preserve the existing nature of Bellbird Park.	The support expressed in the submission for the preferred precinct designation is noted.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	232,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Expressed concern for the inclusion of land to the north of the high school near Happy Jack Gully to be used for townhouses and duplexes, with lots of 450m <sup>2</sup> preferred.	The area identified has existing development approvals with lot sizes that are generally consistent with the proposed designation.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	232,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Expressed support for sections 3.7.6.4 (4)(a) and (b) if that area of Bellbird Park is to be developed, including the use of sensitive development techniques to optimise tree retention.	The support expressed in the submission for the preferred precinct designation is noted.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	15, 232, 386,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Express the view that development has changed water flows, including in Happy Jack Gully and the effect of these changes need to be considered by new development.	The comments expressed in the submission are noted, however this matter is a function of the development assessment process relevant at the time of application.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	358,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Support the development of lots averaging 700m <sup>2</sup> on Surrey Road and Fiona Street towards Goodna.	The area identified is predominately large lot in nature and the development constraints of slope and biodiversity limit development options for smaller lots.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	68,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Expresses general support for higher densities as outlined in section 3.7.6.4 (3)(b)(iv).	The support expressed in the submission for the preferred precinct designation is noted.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	232,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Concern with the potential bushfire risk posed by vegetation on steep slopes in part of Bellbird Park.	The new planning scheme will include provisions that relate to bushfire risk and the development of steep land.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	68,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Support the proposed lot sizes in Brennan Street to Harris Street.	The support expressed in the submission is noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	217,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Request that specific land in Bellbird Park be included in low density residential (10-15 dwellings) rather than the New Suburban (NS1) designation.	The area identified has existing development approvals with lot sizes that are generally consistent with the proposed designation.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	233,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	The Redbank Plains Library should be identified in section 3.7.6.5 (5) as a key element of the social infrastructure and community facilities network.	<p>The provision of libraries are identified as a citywide or district level community facility.</p> <p>The matter be referred to the Performance Branch of the Coordination and Performance Department for consideration.</p>	1. That the submission be referred to Council's Performance Branch of the Coordination and Performance Department. 2. That the Manager City Design be authorised to consider the advice from Council's Performance Branch in the drafting of the new planning scheme and subsequent local government infrastructure plan.	384,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Request that the area bound by Redbank Plains Road, South Street, West Street and Centre Street, Redbank Plains in the Medium Density (MD2) designation be included in the Medium Density (MD3) or High Density (HD1) designations.	The proposed designation reflects the current zoning, existing development and public transport availability.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	73,

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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Support proposed lot sizes between 600-700m <sup>2</sup> for areas around Jones Road.	The support for the proposed designation is noted.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme.	358,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Concern with development that increases densities on smaller lots, such as auxiliary units and duplexes and expressed the need for standard requirements for buildings, such as wider eaves and greater distance between houses.	The comments expressed in the submission in relation to density are noted and the new planning scheme will be drafted having regard to the comments raised.  Building requirements are regulated and administered by the Queensland Building and Construction Commission under the <i>Building Act 1975</i> .	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	358,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Express concern with the development of 300m <sup>2</sup> blocks in low density areas which result in the loss of habitat, such as in Harris Street, Oak Street and Jones Road.	A mix of land uses and lot sizes are considered to be suitable in Bellbird Park, which includes both larger lots and small lots based on a range of factors such as the existing zoning, biodiversity values, development constraints, proximity to centres, and the availability of infrastructure.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	243,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Express concern with small lot subdivision standards and requirements.	The comments expressed in the submission are noted and will be considered in the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	478, 479,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Support the main street around the future train station on School Road.	The support expressed in the submission is noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	320,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Request for specific land in Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part) in the New Suburban (NS2) designation to be included in the New Suburban (NS1) designation.	Development processes in Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part) require the submission and approval of and the submission and approval of detailed development applications. In order that the Strategic Framework remained as contemporary as possible, where detailed development plans have been lodged or the overall intent of development can reasonable justify the proposed development prospect, urban expansion land is included in the New Suburban 1 (NS1) designation. Where detailed development approvals or formal commitments have not been achieved and resolution of development constraints and infrastructure networks are not achieved, urban expansion land is included in the New Suburban 2 (NS2). The submission of a development application that effectively resolves development constraints may achieve NS1 densities over part or all of a site.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	452,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Express support for the proposed designation of New Suburban (NS1) over specific land in Redbank Plains, including the lot sizes and densities as outlined in Table 3.4. Also requested that the Environmental Management designation be altered to better reflect the actual extent of the drainage line.	The support expressed in the submission is noted.  The Environmental Management (EM) designation is indicative and subject to further detailed assessment noting the site has a current development application under consideration.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	424,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Request that the Transitional Bushfire Risk Area on specific land in Eden's Crossing be narrowed based on recent Bushfire Assessment reports provided in support of a recent approval.	Overlay Map 8 - Bushfire Risk Areas integrates and replaces the Bushfire Prone Area (BPA) map consistent with the State Planning Policy (SPP) and mapping included on the SPP Interactive Mapping System.  The SPP is a statutory instrument which expresses the State government's interests in land use planning and development, and is required to be appropriately integrated into the new planning scheme.  The new planning scheme will include relevant codes and provisions, including in relation to Transitional Bushfire Risk Areas and Potential Bushfire Impact Buffers.  The comments expressed in the submission are noted and will be considered when preparing the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during the drafting of the new planning scheme, particularly the codes and provisions relating to transition and buffer areas.	255,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Request for specific land in Bellbird Park in the Establish Suburban (ES4) designation to be included in the Medium Density or Low-Medium Density designation.	The distance of the land from centre location does not warrant further densification.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	182, 215,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Request for specific land in Bellbird Park in the Establish Suburban (ES2) designation to be included in the High Density designation.	The proposed designation is consistent with the prevailing development form of adjacent land and the distance of the land from centre location does not warrant high density development.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	173,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Request for specific land in Redbank Plains to be included in a zone that permits at least one dwelling or development for large residential lots of 2 ha in size.	The proposed designation reflects the current buffer zoning and the extent of development constraints applicable to the land.  The comments expressed in the submission regarding permitting at least one dwelling in the proposed Environmental Management designation are noted and this matter will be reviewed as part of the drafting the scheme provisions.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	414,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Request for specific land in Redbank Plains in the Establish Suburban (ES2) designation to be included in the Establish Suburban (ES4) designation.	The proposed designation is consistent with the adjoining existing development to the south.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	444,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Express support for the proposed designation of Medium Density (MD1) over specific land in Redbank Plains.	The support for the proposed designation is noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	444,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Suggest that flood modelling submitted with a forthcoming development application for specific land in Redbank Plains which could be used to further refine Overlay Map 10 - Flooding and Major Urban Catchment Flow Paths.	The comments expressed in the submission are noted, however this matter is a function of the development assessment process relevant at the time of application.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	444,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Request for specific land in Bellbird Park in the Establish Suburban (ES3) designation to be changed to be included in the Establish Suburban (ES4) designation without locational requirements.	The proposed lot sizes of 600 to 700m <sup>2</sup> are generally consistent with surrounding established development and the location does not warrant the development of smaller lots.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	478, 479,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Request for specific land in Bellbird Park in the Establish Suburban (ES3) designation to be changed to be included in the Establish Suburban (ES4) designation.	The proposed designation reflects the current zoning and provides for a transition of larger urban lots adjacent to Happy Jack Gully to smaller lots, higher density development as you get closer to the Redbank Plains District Centre.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	350,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Express objection that specific land in Bellbird Park be taken for future park and green space.	The comments expressed in the submission are noted, however the proposed Environmental Management (EM) designation is intended to provide for multiple and complementary values, including the protection of environmental values such as riparian buffering to Woogaroo Creek. The designation also reflects relevant development constraints, including biodiversity, slope and flood. The land has not been proposed to be included in the Recreation and Open Space (REC) precinct. The line between the Low Density Residential (LL1) designation and the Environmental Management (EM) designation is indicative and subject to further detailed assessment. Further consideration of these matters will be considered as part of drafting the scheme provisions.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	337,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Expresses comment in relation to specific land and the mapping included on Strategic Valuable Features Map 1 - Strategic Greenspace Areas and Links, Strategic Valuable Features Map 2 - Watercourses and Designated Wetlands, and Strategic Valuable Features Map 3 - Scenic and Visual Amenity Values, as generally being supportive of urban development. It was also suggested that an identified watercourse should be removed.	The comments expressed in the submission are noted, however the strategic valuable features mapping, particularly when considered in connection with the proposed designation and overlay mapping highlight the significance of the biodiversity across the site and the need to address development constraints including slope, the retention of native vegetation, and management of natural waterways. Recommend review of the Woogaroo Creek riparian corridor and identified minor waterways for potential inclusion on Strategic Valuable Features Map 1 - Strategic Greenspace Areas and Links.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	439,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Expresses comment regarding mapping included on Overlay Map 8 - Bushfire Risk Areas and Overlay Map 9 - Difficult topography in relation to specific land as being able to be managed through urban development.	The comments expressed in the submission are noted, however this matter is a function of the development assessment process relevant at the time of application.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	439,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Expresses objection to specific land in Bellbird Park being included in the Low Density Residential (LL1) designation or in the Established Suburban (ES2) designation (Alternate Option 1). Also objects to the reduced footprint as shown on Alternate Options map 1.	The comments expressed in the submission are noted. Additional consideration of the constraints and biodiversity values would be required to support the footprint identified for large lot development as being suitable for higher density purposes.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme upon determination of the appeal.	439,
3.7.6	Area 5 Bellbird Park, Redbank Plains, Augustine Heights (part)	Request for land in Eden's Crossing to better reflect recent approvals, including expansion of the Neighbourhood Centre (NC) designation, adjustment to the Recreation and Open Space (REC) and Environmental Management (EM) designations, and the suggested inclusion of the Powerlink easement in the Special Purpose (SP) designation.	The comments expressed in the submission are noted and adjustment of the designations to better reflect approvals will be considered in the development of the new planning scheme.  The use of the Special Purpose (SP) designation for land in power easements is not supported, rather the Environmental Management (EM) designation remains the preferred strategic designation having the primary strategic function of separating and buffering land uses and conserving strategic corridor links, including power easements or areas that contain vegetation or provide connections to other native vegetation.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	255,
3.7.7	Area 6 Redbank Plains and Collingwood Park	Express the view that there should not be small lots, dual occupancies or medium to high density development in Collingwood Park.	A mix of land uses are considered to be suitable in Collingwood Park, which includes low, medium and high density areas based on a range of factors such as the consideration of existing zoning, biodiversity values, development constraints, proximity to centres, and the availability of infrastructure and services.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	197, 318,
3.7.7	Area 6 Redbank Plains and Collingwood Park	Express the view that additional land be included in the Environmental Management (EM) designation with connection provided to the Conservation (CON) designation. Also expressed concern for a lack of recreation areas.	The comments expressed in the submission are noted, however the proposed designations generally reflect existing zonings or development approvals and there is limited opportunity available to provide for additional environmental linkages internal to Collingwood Park.  The Local Government Infrastructure Plan identifies the local public park trunk infrastructure network intended to service existing and future urban development (up to ultimate development) based on the current planning scheme. Local recreation parks are often identified and delivered through the development process.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	37,
3.7.7	Area 6 Redbank Plains and Collingwood Park	Support the proposed designation of Local Centre (LC) over specific land in Collingwood Park.	The support for the proposed designation is noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	454,



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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.7.7	Area 6 Redbank Plains and Collingwood Park	Request for specific land in Redbank in the Low Density Residential (NS2) designation to be changed to be included in the Medium Density Residential (MD2) designation. Also requested that the area available for development be consistent with the existing area.	The proposed designations generally reflect the current zonings and the need for future development to consider constraints, including biodiversity, flooding, site access and mining. The Environmental Management (EM) designation provides for multiple and complementary values, including vegetation retention and conserving strategic corridor links. The use of the dotted line between the designations also highlights a degree of flexibility in determining the boundary through the development assessment process with the area included in the Environmental Management (EM) designation being consistent with the proposed Defined Flood Event extent.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	266,
3.7.7	Area 6 Redbank Plains and Collingwood Park	Request for specific land in Collingwood Park (south of Eagle Street) in the Low Density Residential (NS1) designation to be included in the Medium Density designation and Local Centre designation.	The comments expressed in the submission are noted and will be considered in the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	406,
3.7.7	Area 6 Redbank Plains and Collingwood Park	Request for specific land in Collingwood Park (south of Eagle Street) to be included in the Local Centre designation.	The development of new or existing local centres will require development assessment, including the relationship to the centres hierarchy and economic need.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	454,
3.7.7	Area 6 Redbank Plains and Collingwood Park	Request for specific land in the Special Opportunity designation to include provision for a mix of uses including residential and specific provision to allow for highway related uses.	The comments expressed in the submission are noted and will be considered in the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	349,
3.7.7	Area 6 Redbank Plains and Collingwood Park	Request for specific land in Redbank Plains in the Medium Density designation to be included in the Low Density Residential (NS1) designation and Local Centre (LC) designation. Expresses concern that the designation does not recognise the existing uses and development assessment approvals.	The submission is not supported as current development options should not compromise the future logical development of the locality where: - the land is in proximity to a future major public transport corridor and transit node; - the land is proximate to a future Local Centre designation and other employment opportunities; - the land can be developed to a higher density with minimal visual amenity impacts; and - the introduction of a higher density designation could provide an opportunity to introduce a greater variety of built forms to the Local Area. The Medium Density 1 (MD1) designation does not diminish the use rights attributed to the land or existing development assessment approvals.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	138,
3.7.8	Area 7 Swanbank, New Chum, Redbank Plains (part)	Expresses the view that Council should consider retaining the Cooneana Heritage Centre, the Swanbank Heritage Rail, the large water bodies and bushland in a park where environmental values may co-exist with sympathetic development.	The comments expressed in the submission are noted.  Preliminary advice from the State has indicated that the new planning scheme use the standard suite of zones consistent with the regulated requirements of the <i>Planning Regulation 2017</i> , which excludes the use of the Special Opportunity Zone.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme, particularly in relation to the possible inclusion of the Cooneana Heritage Centre in the Tourism designation.	221,
3.7.8	Area 7 Swanbank, New Chum, Redbank Plains (part)	Express the view that the Swanbank Industrial Area be protected for unconstrained industrial development, particularly providing opportunity for the waste industry, resource recovery and recycling.	It is proposed to consider the inclusion of the Cooneana Heritage Centre in the Tourism designation. No further changes are proposed.  The inclusion of appropriate planning provisions in the new planning scheme are considered necessary and warranted. The Environmental Management (EM) designation has been used to retain a buffer between existing and planned residential and industrial areas and the new planning scheme will be drafted having regard to appropriate mitigation measures and the separation of incompatible uses, including the preparation of relevant codes and provisions that will apply to new development.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	465,
3.7.8	Area 7 Swanbank, New Chum, Redbank Plains (part)	Express the view that there be no expansion of existing dumps, no waste incinerators or waste to energy incinerators, and no heavy industries in Swanbank.	The new planning scheme is unable to make development prohibited, only the State is able to make specific development prohibited. The new planning scheme will be drafted having regard to appropriate mitigation measures and the separation of incompatible land uses, including the preparation of relevant codes and provisions that will apply to new development.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	380,
3.7.8	Area 7 Swanbank, New Chum, Redbank Plains (part)	Expresses support for the removal of the key resource area mapping in the vicinity of Swanbank Coal Road, Swanbank.	Support for the removal of key resource area mapping in the vicinity of Swanbank Coal Road, Swanbank is acknowledged.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	461,
3.7.8	Area 7 Swanbank, New Chum, Redbank Plains (part)	Express the opinion that Council should provide incentives to facilitate initiatives such as 'Waste to Energy'.	The Queensland Government has only recently released the Energy from Waste Policy - Discussion paper for consultation, resolution of the assessment, regulation and operation of Energy to Waste has not been finalised.  It is therefore considered extremely premature for any local government to pre-emptively determine the levels of assessment, regulation or operation of Energy to Waste until the State government has finalised its review of this industry.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	472,
3.7.8	Area 7 Swanbank, New Chum, Redbank Plains (part)	Express concern that the Environmental Management designation does not reflect specific development approvals.	Environmental management areas have a primary strategic function of separating and buffering land uses and conserving strategic corridor links that contain areas of vegetation or provide connections to other native vegetation that form significant urban and rural nodes including in association with the Carole Park, Redbank, Dinmore / Riverview, Swanbank / New Chum and Ebenezer / Willowbank Regional Business and Industry Areas.  Where the Environmental management designation compromises or dissect existing lawful operations the designation should be amended to reflect existing lawful operations to the extent that these operations do not compromise the appropriate buffering of incompatible land uses or the conservation of strategic corridor links.	Recommend that the Manager City Design be authorised to review and update the Environmental management designation to ensure the designation does not compromise or dissect existing lawful operations.	288, 457,
3.7.8	Area 7 Swanbank, New Chum, Redbank Plains (part)	Express concern that: - waste management operations with in Swanbank and New Chum, are not compromised and are permitted to expand; - the 750 metre buffer to waste management operations is considered excessive; and - planned undeveloped residential land should be removed where such development may give rise to potential reverse amenity issues. Also request that specified land identified as Waste Activity and Buffer Areas be removed and included in the Waste Activity Area.	The mapping and supporting document for the management of waste activities in the local government area reflects Temporary Local Planning Instrument (TLPI) No. 1 of 2018. The Statement of Proposals, Strategic Framework and associated TLPI provide a policy response in respect to landfill and waste industry uses occurring in the Swanbank / New Chum industrial area, to ensure this regionally significant economic area is appropriately regulated to protect existing, approved or planned sensitive land uses from adverse impacts associated with waste activities. Existing use rights attributed through development approvals and the like continue to have effect.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	472, 486,
3.7.8	Area 7 Swanbank, New Chum, Redbank Plains (part)	Expresses support for the inclusion of the area surrounding Swanbank Coal Road, Swanbank in the Medium Impact Industry (MI) designation.	Support for the inclusion of the area surrounding Swanbank Coal Road, Swanbank in the Medium Impact Industry (MI) designation is acknowledged.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	461,
3.7.8	Area 7 Swanbank, New Chum, Redbank Plains (part)	Expresses support for the Industry Investigation (II) designation (Alternate Option 3.7.8A) as shown on Alternate Options Map 1 along with support for the preferred designations over adjacent land in Swanbank. Concern was raised in relation to Alternate Option 3.7.19E as shown on Alternate Options Map 1, with support given to the preferred Special Opportunity (SA89) designation.	The support and additional comments expressed in the submission are noted.  Preliminary advice from the State has indicated that the new planning scheme use the standard suite of zones consistent with the regulated requirements of the Planning Regulation 2017, which excludes the use of the Special Opportunity Zone.  It is recommended that the designations and Alternate Options be reviewed in the area, including a review of the Special Opportunity (SA89 and SA90) designations to ensure an appropriate balance is achieved having regard to development opportunities, constraints and inability to use the Special Opportunity Zone.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme, particularly in relation to review of the designations.	474,
3.7.8	Area 7 Swanbank, New Chum, Redbank Plains (part)	Request for specific land in Swanbank in the Environmental Management (EM) designation to be included as future industrial.	The proposed designation reflects the current planning scheme zoning with the Environmental Management (EM) designation intended to provide for multiple and complementary values including buffering and vegetation retention. The designation also reflects relevant development constraints, including biodiversity, mining and transmission lines.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	351,
3.7.8	Area 7 Swanbank, New Chum, Redbank Plains (part)	Request for specific land in Swanbank in the Environmental Management (EM) designation to be included as future industrial and that the current range of uses permitted in the Regional Business and Industry Investigation Zone and Regional Business and Industry Buffer Zone be retained in the proposed future zones.	The comments expressed in the submission are noted and will be considered in the development of the new planning scheme, including consideration of the intended range of uses and code preparation.  The proposed designation generally reflects the current zoning over the site with the Environmental Management (EM) designation intended to provide for multiple and complementary values, including buffering and vegetation retention. The use of the dotted line between the designations also highlights a degree of flexibility in determining the boundary through the development assessment process. It is proposed that the designations be reviewed as part of the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	296, 472,
3.7.8	Area 7 Swanbank, New Chum, Redbank Plains (part)	Express concern that the proposed designations over specific land in Swanbank does not appropriately recognise existing development approvals, associated infrastructure agreements and reduces the extent of developable land. It was suggested that the Mixed Use designation may be more appropriate, and concern was raised in relation to the area included as Environmental Management and alignment with other strategic framework maps.	The comments expressed in the submission are noted, however the proposed designations were prepared having regard to available State mapping and additional information, including waterway, flooding and biodiversity mapping. The Mixed Use Zone is not supported in place of the Low Impact Industry (BP - Business Park) designation, which is considered to be the highest and best use of the land. The proposed designations do not remove the ability to undertake development consistent with existing lawful approvals, and the use of the dotted line between the designations also highlights a degree of flexibility in determining the boundary of the designations through the development assessment process should the existing approvals not be utilised. Further refinement of the strategic framework mapping is likely to occur as the new planning scheme is drafted.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	290,
3.7.9	Area 8 Riverview	Expresses concern regarding the location of a Local Centre at McEwan Street and Station Road, Riverview.	A Local Centre in this location is considered appropriate given the close proximity to Riverview Railway Station and is proposed as a main street precinct in the form of street level retail and commercial uses with residential apartments above.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	292,
3.7.9	Area 8 Riverview	Expresses the view that areas designated as Environmental Management (EM) have increased in the proposed strategic framework.	The area identified as Special Opportunity have reduced in the area bounded by Kenneth Street, Riverview Road, Station Road, the Brisbane-Ipswich Rail line and the confluence of the Brisbane and Bremer Rivers, due to revised flood mapping and the inclusion of the Goodna Bypass.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	292,
3.7.9	Area 8 Riverview	Expresses concern regarding the designation of the future Goodna Bypass as Special Purpose and regarding the identification of intersections or connections to be further investigated.	The comments expressed in the submission are noted. It is considered that the a future major road warrants inclusion as part of the Local Framework mapping, noting that the Strategic Transport Network Map (SFMSA) is largely indicative and the actual location of any future infrastructure has yet to be determined.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	292, 355,
3.7.9	Area 8 Riverview	Expresses the view that current Regional Low Impact Business and Industry areas in Riverview should be considered for Medium Impact Industry.	The proposed Low Impact Industry designation is consistent with the current planning scheme zoning of Low Impact Business and Industry. The comments in the submission are noted and will be considered in the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	355,

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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.7.9	Area 8 Riverview	Expressed concern with the development of land west of McCosker Street, Riverview	The land was the subject of a Court Order from the Planning and Environment Court (P&E Court) and as such the decision of the Court cannot be reversed or amended by Council.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	53,
3.7.9	Area 8 Riverview	Request for specific land in Riverview within the Low Density Residential (ES3) designation to be included in the Low-Medium Density Residential (LMD) designation.	The distance of the land from the existing neighbourhood centre supports and its proximity to high frequency public transport, warrants review of the land use designation. The comments expressed in the submission are noted and will be considered in the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	100,
3.7.9	Area 8 Riverview	Request for specific land in Riverview and Bundamba areas identified in the Low Impact Industry (LI) and Environmental Management (EM) designations to be reviewed for consistency with an existing preliminary approval.	The submission identifies some inconsistencies between the approved plans of the preliminary approval and the draft Local Framework mapping.	Recommend that the Manager City Design be authorised to amend the Draft Strategic Framework Local Area Framework mapping.	340,
3.7.9	Area 8 Riverview	Expresses concern that Strategic Framework Map 5A - Strategic Transport Network identifies an extension to Endeavour Road (dead end road) as a Major Road link.	Endeavour Road is identified as a major road link south of the Future State Controlled Road (Goodna Bypass). The comments expressed in the submission are noted and will be considered in the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	292,
3.7.9	Area 8 Riverview	Expresses concern that the Strategic Framework Map 6 - Strategic Green Infrastructure Map identifies Open Space and Recreation on Riverview Road, Riverview in conflict with the Special Purpose land use designation (identifying the future Goodna Bypass).	The comments expressed in the submission are noted and will be considered in the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	292,
3.7.9	Area 8 Riverview	Expresses that there are currently a variety activities in the area of Special Opportunity (SA31) designation, and request that these uses are able to continue (and be enhanced) in the future.	<p>The comments expressed in the submission are noted and will be considered in the development of the new planning scheme.</p> <p>Preliminary advice from the State has indicated that the new planning scheme use the standard suite of zones within the regulated requirements of the <i>Planning Regulation 2017</i>, which excludes the use of the Special Opportunity Zone.</p> <p>It is recommended that the designations be reviewed in the area, including a review of the Special Opportunity (SA31) designation to ensure an appropriate balance is achieved having regard to development opportunities, constraints and inability to use the Special Opportunity Zone.</p>	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	292,
3.7.9	Area 8 Riverview	Expresses concern with the Local Government Infrastructure Plan mapping showing a waterside park on the southern bank of the Bremer River where it joins the Brisbane River (District Waterside Park 1196).	The matter be referred to the Sport, Recreation and Natural Resources Branch of the Infrastructure and Environment Department for consideration when preparing the Local Government Infrastructure Plan.	<p>1. That the submission be referred to Council's Sport, Recreation and Natural Resources Branch of the Infrastructure and Environment Department.</p> <p>2. That the Manager City Design be authorised to consider the advice from Council's Sport, Recreation and Natural Resources Branch in the drafting of the new planning scheme and subsequent local government infrastructure plan.</p>	292,
3.7.10	Area 9 Bundamba, Blackstone, Ebbw Vale and Dinmore	Expresses support for intact bushland being conserved for wildlife, buffer to residential buildings, highway, electrical lines and areas zoned industrial.	The support expressed in the submission is noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	39,
3.7.10	Area 9 Bundamba, Blackstone, Ebbw Vale and Dinmore	Express concern that Bognuda Street was not included in section 3.7.10.5 (1)(d).	Although Bognuda Street was not specifically listed in section 3.7.10.5 (1)(d), the majority of the street (from Law Street to Ashburn Street) is identified as an Existing Major Road Link on Strategic Framework Map 5A - Strategic Transport Network.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	394,
3.7.10	Area 9 Bundamba, Blackstone, Ebbw Vale and Dinmore	Expresses the view that specific land in Bundamba in the vicinity of River Road and Archer Street be rehabilitated as bushland and included in the Environmental Management (EM) designation.	The comments expressed in the submission are noted, however the proposed designations generally reflects existing zonings or development approvals.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	188,
3.7.10	Area 9 Bundamba, Blackstone, Ebbw Vale and Dinmore	Request for specific land in Bundamba in the Environmental Management (EM) designation to be included in the Medium Density (MD1) designation.	<p>The land is dissected by the Southern Regional Water Pipeline Easement which provided a logical boundary for the Medium Density 1 (MD1) designation.</p> <p>It is noted that the Environmental Management designation could be amended in this locality to only accommodate the Southern Regional Water Pipeline Easement.</p>	Recommend that the Manager City Design be authorised to amend the Environmental Management (EM) and Medium Density designations in the Draft Strategic Framework Local Area Framework mapping to reflect the location of the Southern Regional Water Pipeline Easement.	206,
3.7.10	Area 9 Bundamba, Blackstone, Ebbw Vale and Dinmore	Requests for specific land along Hoepner Road, Bundamba be included in the Low Impact Industry (LI) designation. Further expresses concern that the Alternate Option 1 in the Local Framework may impact on the South West Industrial Corridor Regional Economic Cluster and is therefore not supported.	The comments in the submission are noted. It is proposed that the land be included in the Low Impact Industry (Business Park) precinct of the Low Impact Industry designation. The designation is a good representation of the current use of the premises.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	393,
3.7.10	Area 9 Bundamba, Blackstone, Ebbw Vale and Dinmore	Request for specific land in Bundamba in the Established Suburban (ES3) designation be retained in the current 'Bundamba Stables Residential Zone'.	The submission seeks inclusion of the land into a designation that is no longer is consistent with the Regulated Requirements s16(2) prescribed for local planning instruments under the <i>Planning Regulation 2017</i> . The operation of any existing lawful uses are not affected by the introduction of any future planning instruments.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	317,
3.7.10	Area 9 Bundamba, Blackstone, Ebbw Vale and Dinmore	Request for specific land currently included in the Local Business and Industry Zone in Bundamba be included in the same designation rather than being split into the Neighbourhood Centre (NC) and Medium Density Residential (MC1) designations.	The comments expressed in the submission are noted and will be considered in the drafting of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	278,
3.7.11	Area 10 Karalee, Barellan Point, Chuwar	Expresses support for the inclusion of conservation land to the west of Chuwar	The support expressed in the submission is noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	407,
3.7.11	Area 10 Karalee, Barellan Point, Chuwar	Expresses support for the Low Density Residential (LL1) designation over specific land and expressed the view that the proposed Alternate Options 3.7.11A and 3.7.11B as shown on Alternate Options Map 1 and 2 were not appropriate except for the proposed Environmental Management (EM) designation to preserve a conservation corridor.	The comments expressed in the submission are noted and will be considered in the drafting of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	432,
3.7.11	Area 10 Karalee, Barellan Point, Chuwar	Expressed support for the preferred Local Area Framework but does not the support options considered in Local Area Framework.	The comments expressed in the submission are noted and will be considered in the drafting of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration of the matters raised during review of the strategic framework provisions (residential densities) and during drafting of the new planning scheme (zoning).	196, 230, 265, 272, 312, 360, 460,
3.7.11	Area 10 Karalee, Barellan Point, Chuwar	Expressed support for the Alternative Local Framework option but does not the support the preferred designations identified in Local Framework.	The comments expressed in the submission are noted and will be considered in the drafting of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration of the matters raised during review of the strategic framework provisions (residential densities) and during drafting of the new planning scheme (zoning).	71, 150, 153, 189,
3.7.11	Area 10 Karalee, Barellan Point, Chuwar	Expresses concern with the inclusion of specific land in the Medium Density designation on the southern side of Junction Road, Karalee. The submission identifies that Medium to High Density housing should be limited to the northern side of Junction Road.	<p>The proposed designation of Medium Density Residential (MD1) provides opportunity for an increased housing choice in Karalee on land which is:</p> <ul style="list-style-type: none"><li>- proximate to a District Centre and other employment opportunities;</li><li>- proximity to a major transit node;</li><li>- the land can be developed to a higher density with minimal visual amenity impacts; and</li><li>- the introduction of a medium density designation could provide an opportunity to introduce a greater variety of built forms to the Local Area.</li></ul>	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	392,
3.7.11	Area 10 Karalee, Barellan Point, Chuwar	Expresses concern that specific land in Karalee should not be included in the Medium Density Residential (MD1) designation.	<p>The South East Queensland Regional Plan '<i>ShapingSEQ</i>' sets a dwelling supply benchmark of providing an additional 111,700 dwellings (to accommodate an additional 319,900 people) between 2016 and 2041.</p> <p>The subject site:</p> <ul style="list-style-type: none"><li>- is proximate to a District Centre and other employment opportunities;</li><li>- is in proximity to a major transit node;</li><li>- can be developed to a higher density with minimal visual amenity impacts; and</li><li>- the introduction of a higher density designation could provide an opportunity to introduce a greater variety of built forms to the Local Area.</li></ul>	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	341,
3.7.11	Area 10 Karalee, Barellan Point, Chuwar	Requests that the large lot character of Karalee be retained.	The draft strategic framework, including the local frameworks, precinct maps and land use transect, were prepared having regard to the valuable features to be conserved, development constraints, achieving a diversity of housing forms, sustainable growth management and infrastructure provision to support both the retention and conservation of existing urban character and the growth and development of new urban development across the Ipswich local government area.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	331,

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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.7.11	Area 10 Karalee, Barellan Point, Chuwar	Request for specific land in Karalee in the Medium Density Residential (MD1) designation to be included in the Medium Density Residential (MD2) designation.	Subject to a detailed housing needs assessment, is considered that the submission may have merit in this locality, as: - the subject site is proximate to a District Centre and other employment opportunities; - the land is in proximity to a major transit node; - the land can be developed to a higher density with minimal visual amenity impacts; and - the introduction of a higher density designation could provide an opportunity to introduce a greater variety of built forms to the Local Area.	Recommend that the Manager City Design be authorised to undertake a housing needs assessment for Local Framework - Area 10 Karalee, Barellan Point, Chuwar and that if the outcomes are favourable that consideration be given to changing the land use designation from Medium Density Residential (MD1) to be included in the Medium Density Residential (MD2) designation.	275,
3.7.11	Area 10 Karalee, Barellan Point, Chuwar	Expresses concern that the depiction of development constraint overlays unduly restrict the future development of specific land west and south of Mt Crosby Road and Brodzig Road Chuwar respectively.	The mapping of development constraints is generally undertaken in accordance with the State government’s interests expressed in the State Planning Policy (SPP) and supporting mapping included on the SPP Interactive Mapping System. The SPP is a statutory instrument which expresses the State government’s interests in land use planning and development and is required to be appropriately integrated into the new planning scheme. In addition Council has reviewed and commissioned independent mapping to ensure that development constraints are locally contextualised. Despite this, mapping in the SOP and Strategic Framework is not intended to provide full details at an individual property level. Further refinement of mapping is likely to occur as the new planning scheme is drafted.  Development involving the reconfiguration of land (subdivision) requires the submission and approval of a development application which address development constraints over the land.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	347,
3.7.11	Area 10 Karalee, Barellan Point, Chuwar	Expresses support for specific land in Chuwar to be included in the Low Impact Industry (Business Park) designation west of Mt Crosby Road, Chuwar.	The support expressed in the submission for the designation is noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	395,
3.7.11	Area 10 Karalee, Barellan Point, Chuwar	Expresses support for specific land in Chuwar, north of Francis Street to be included in Alternate Option 2 - Low Density Residential (ES2). Request that: - the Established Suburban Neighbourhood (ES2 – 800-900m <sup>2</sup> lots @ 8-12 dwellings/hectare) designation be increased; - the removal of the Environmental Management Precinct where it has been applied to infrastructure corridors (e.g. KRA and electricity easements); - the removal of the Environmental Management Precinct where it has been applied to minor watercourses and buffers; and - the inclusion of ‘shifting boundaries’ in recognition that further detailed site investigations may lead to a shift in the boundary between urban and non-urban precincts.	The determination of the final local framework designations for Area 10 will be contingent on the overall review of submissions to the Strategic Framework and input from State Agencies. The Environmental Management (EM) designation has the primary strategic function of separating and buffering land uses and that also contain areas of vegetation and provide connections including in association with infrastructure (e.g. road) reserves and significant urban waterways as well as providing strategic corridor links including regional cross-border corridors and priority local corridors.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	509,
3.7.12	Area 11 North Ipswich, Tivoli, North Tivoli and Moores Pocket	Expresses the view that land along Pine Street, North Ipswich in the Residential High Density designation be included in a commercial designation.	The comments expressed in the submission are noted. The proposed High Density Residential (HD2-MU) designation provides for a mix of ground level retail activities incorporating High Density Residential development on upper levels. Notwithstanding, the new planning scheme will be drafted having regard to the comments raised.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	17,
3.7.12	Area 11 North Ipswich, Tivoli, North Tivoli and Moores Pocket	Requests specific land along Lowry Street, North Ipswich within the Low Density Residential designation be included in the Residential Medium Density designation.	The zone of the subject land was amended from the Residential Medium Density to Residential Low Density on 29 September 2014 as part of adopting Planning Scheme Major Amendment Package 02/2013 - Flooding. The proposed precinct aligns with the current zoning of the property, which reflects the policy intent to discourage residential intensification within areas identified at risk of flooding.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	226,
3.7.13	Area 12 Brassall	Expresses support for the Alternative Option 3.7.13A within the Local Framework.	The comments expressed in the submission are noted. The new planning scheme will be drafted having regard to the comments raised.	Recommend that the Manager City Design be authorised to give consideration of the matters raised during review of the strategic framework provisions (residential densities) and during drafting of the new planning scheme (zoning).	12,
3.7.13	Area 12 Brassall	Additional retail should be encouraged in the Brassall/Pine Mountain area	The relevant proposed strategic framework provisions (3.5 Growth Management) provides a rationale for the distribution of retailing throughout the city and identifies a local centre at the intersection of Fernvale Road and Diamantina Boulevard, Brassall.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	476,
3.7.13	Area 12 Brassall	Expresses support for Local Centre designation in the vicinity of Diamantina Boulevard and Fernvale Road, Brassall.	The support expressed in the submission for the local centre is noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	362,
3.7.13	Area 12 Brassall	Expresses concern that the designation of Environmental Management (EM) of land west of Henry Street, Brassall is effectively down-zoning the land and removing potential development rights.	The land was the subject of a reconfiguration approval in which land required for open space must be dedicated. It is noted that the Environmental Management (EM) designation does not fully reflect the reconfiguration of a lot approval and accordingly should be amended to reflect this approval.	Recommend that the Manager City Design be authorised to amend the Draft Strategic Framework - Local Framework mapping to reflect the reconfiguration of a lot approval.	416,
3.7.13	Area 12 Brassall	Request for specific land in east of Wyman Street, Brassall in the Low Density Residential (ES3) designation be included in the Low-Medium Density Residential designation.	The distance of the land from the centre location does not warrant further densification. The land is not in proximity to a major transit node (normally on an existing or proposed railway station). The designation proposes a density of 10-16 dwellings per hectare in a variety of urban forms.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	427,
3.7.13	Area 12 Brassall	Request for specific land along Pine Mountain Road, Brassall in the Low Density Residential (ES3) designation be included in the Low Impact Industry or for business purposes, or Low Density Residential designation (ES4).	The comments expressed in the submission are noted however, the land is currently zoned and surrounded by low density residential development. It is therefore considered that the highest and best use of the land is to be retained in a low density residential designation. In order to promote a greater diversity of housing in this locality, further consideration could be given to including the subject site in the low density residential designation (ES4).	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	295,
3.7.14	Area 13 Ipswich, West Ipswich, Sadliers Crossing, Coalfalls and Woodend	Expresses concern with loss of businesses in the Ipswich city centre and mall or supports the Ipswich CBD remaining the heart of Ipswich.	The comments expressed in the submission are noted. The Draft Strategic Framework and new planning scheme plan for and supports the growth of the Ipswich city centre as the cultural, administrative, civic and economic heart of the Ipswich local government area.	That no change be recommended to the Statement of Proposals (including Draft Strategic Framework).	142, 259,
3.7.14	Area 13 Ipswich, West Ipswich, Sadliers Crossing, Coalfalls and Woodend	Expresses the view that the Ipswich city centre should accommodate a range of convenience shopping; and attractions such as entertainment, arts, library, green space and a family friendly environment, skating rink, ten pin bowling and with a variety of cafes and restaurants.	The relevant proposed strategic framework provisions (3.5.4 Centres and employment), provides a hierarchy of centres and a description of their role within the city. Local Framework – Area 13 Ipswich, West Ipswich, Sadliers Crossing, Coalfalls and Woodend provides details of the proposed growth pattern of the city centre (3.7.14.4 Growth Management). The Draft Strategic Framework and new planning scheme plan for and supports the growth of the Ipswich city centre as the cultural, administrative, civic and economic heart of the Ipswich local government area.  Further, development of provisions for the use and adaptive reuse within heritage precincts in the city centre will be included in the drafting of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	48, 240, 480,
3.7.14	Area 13 Ipswich, West Ipswich, Sadliers Crossing, Coalfalls and Woodend	Expresses that the Ipswich City Centre Master Plan and improved walkability options within the Ipswich principal centre, connecting Nicholas Street, Top of Town precinct, Riverlink and Riverheart should be included in the new planning scheme.	The comments expressed in the submission are noted. Table 3.2 of the Draft Strategic Framework addressed overarching citywide key strategic planning documents. The Draft Strategic Framework and new planning scheme plan for and support the growth of the Ipswich city centre, and will be drafted with consideration to the walkability of the principal centre and other Council strategies and plans.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	382, 388,
3.7.14	Area 13 Ipswich, West Ipswich, Sadliers Crossing, Coalfalls and Woodend	Expresses objection to the Character Mixed Density (CMD) designation in the area described as "north of the Ipswich railway line and generally bound by Burnett Street, Gladstone Road and Ferrett Street, Sadliers Crossing" with concern that the proposed density expresses a lack of sympathy to the historic area's character.	The proposed designation of the specific area is consistent with the current planning scheme zone intent of Character Housing Mixed Density given the proximity to public transport and the Ipswich Principal Centre. Development within identified character locations is to conserve pre-1946 buildings with new development designed to be sympathetic and respectful of cultural heritage significance of the setting. The objection to the land use designation has been reviewed and the current designation is still considered appropriate to focus increased residential densities in areas with good access to public transport, employment and services in accordance with the strategies of the South East Queensland Regional Plan 'Shaping SEQ'.	That no change be recommended to the Statement of Proposals (including Draft Strategic Framework).	447,
3.7.14	Area 13 Ipswich, West Ipswich, Sadliers Crossing, Coalfalls and Woodend	Requests for specific land in along Salisbury Road, Ipswich and proposed within the Special Opportunity designation be included in the Community Facilities designation/zone	The Community Facilities designation is considered to better reflect the land use activities on the site and will be considered in the drafting of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework (designation) and drafting of the new planning scheme (zoning).	298,
3.7.14	Area 13 Ipswich, West Ipswich, Sadliers Crossing, Coalfalls and Woodend	Requests specific land along Warwick Road, Ipswich be recognised as a key element of the social infrastructure and community facilities network within the local framework for Area 13.	The comments expressed in the submission are noted and will be considered in the drafting of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	294,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Expresses support for Option 3.7.15(C)&(D) for the area south of Booval Shopping Centre to be included in the Medium Density Residential designation as shown on Alternate Options 1 of the Local Framework mapping.	The support expressed in the submission is noted and will be considered in the drafting of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	7,



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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Expresses discontent that land within the vicinity of Cardew Street, East Ipswich is proposed in the Character Residential Low Density (CL3) designation and suggests the area be included in the Medium or High Density Residential designation owing to proximity to the Ipswich city centre and high frequency public transport.	The proposed land use designation is consistent with the policy intent in respect to areas identified as being within the Defined Flood Event area, by proposing a land use designation that aligns with the proposed planning provisions for residential development within a moderate risk area by discouraging the intensification of residential uses. The requested change to the land use designation has been reviewed further and is still considered to be appropriate.	That no change be recommended to the Statement of Proposals (including Draft Strategic Framework).	88,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Expresses the view that high density residential within proximity to the proposed Norman Street Bridge including along the Bremer River be reinstated as per the zoning in the current planning scheme.	The support expressed in the submission is noted and will be considered in the drafting of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	93,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Requests the specific area along Chermide Road, Eastern Heights in the vicinity of Limestone Park, proposed within the Character Residential Low Density designation be included as Medium Density Residential designation or a land use designation which enables small lots given the areas access to surrounding centres, employment, high frequency public transport and education facilities.	Sufficient land accommodating increased residential densities to be delivered through diverse housing forms is planned in closer proximity to the Ipswich City Centre, educational establishments and high frequency public transport. The proposed designation reflects the current planning scheme zoning of Character Housing Low Density and established historic character of the surrounding area, and provides a unique opportunity for the preservation of a character streetscape fronting Limestone Park.	That no change be recommended to the Statement of Proposals (including Draft Strategic Framework).	172,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Expresses support for the Booval district centre and the South Station Road mixed use concept.	The support expressed in the submission is noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	219,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Expresses support for the retention of the Character Residential Low Density designation in the older suburbs such as Newtown.	The support expressed in the submission is noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	219,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Expresses support for the medium density residential outcome south of the Booval District Centre as shown on Alternate Options 1 map and suggests possibility of building heights greater than 2 storeys to enable a transition from low to high densities.	The support expressed in the submission for the Alternate Options 1 land use designation is noted and will be considered in the drafting of the new planning scheme. The sub precincts of the Medium Density Residential designation provide for the transition of building heights between low-medium-high density by including building heights ranging from 2 to 5 storeys depending on the sub area (i.e. MD1, MD2 or MD3).	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	231,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Expresses support for the medium density residential outcome within the area south of the Booval District Centre as shown on Alternate Options 1 map.	The support expressed in the submission for the Alternate Options 1 is noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	327,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Expresses support for Option 3.7.15(C)(iii) within the area of North Booval, as shown on Alternate Options 1 of the Strategic Framework mapping.	The support expressed in the submission for the Alternate Options 1 land use designation is noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	371,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Expresses land between Brisbane Road and Blackstone Road, Newtown be included in a medium density residential designation.	Sufficient land accommodating increased residential densities (e.g. medium and high density residential) is planned in proximity established higher order centres and high frequency public transport. The distance of this area from nodes that support residential intensification does not warrant further densification.	That no change be recommended to the Statement of Proposals (including Draft Strategic Framework).	343,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Expresses objection to the creation of hatchet lots and the impact of development on the historic character of the Newtown area.	The Strategic Framework's proposed strategy within established suburban areas is generally for a density consistent with the existing established character of the location. In the example of Frederick Street, Newtown between Brisbane Road and Glebe Road the proposed designation is Character Residential Low Density (CL2) which proposes a minimum lot size for new development of 800m <sup>2</sup> generally consistent with the average lot sizing in the location. The Strategic Framework proposes to meet the demand for new housing predominantly within master planned communities and other expansion areas, consolidation areas focused around higher order centres and public transport, and limited residential development outside the urban areas.	That no change be recommended to the Statement of Proposals (including Draft Strategic Framework).	352,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Requests specific areas along Booval Street, Booval proposed in the medium density residential designation be considered for inclusion in a character designation to protect the heritage values.	The comments expressed in the submission have merit and are noted. The new planning scheme will be drafted having regard to the comments raised.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	431,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Expresses objection to the medium density residential designation and further development within proximity to the intersection of Marian Street and Railway Street, Booval, including the construction of public housing. Suggests the area maybe more suitable to a lower density strategy.	The proposed designation of the specific area is consistent with the current planning scheme zone intent of Residential Medium Density given the proximity to high frequency public transport and the Booval District Centre. The land use designation has been reviewed and it is still considered appropriate to focus increased residential densities in areas with good access to high frequency public transport, employment and services in accordance with the strategies of the South East Queensland Regional Plan 'Shaping SEQ'.	That no change be recommended to the Statement of Proposals (including Draft Strategic Framework).	477,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Expresses support for initiatives such as 88 Limestone Street in the Ipswich city centre and Top of Town areas.	The comments and support expressed in the submission are noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	219,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Requests the specific land along Countess Street, East Ipswich proposed in the Established Suburban (ES4) designation be maintained in the Medium Density Residential designation in alignment with the current zoning of the property.	The proposed designation is consistent with the policy intent in respect to areas identified as being within the Defined Flood Event area, by proposing a land use designation that aligns with the proposed planning provisions within a moderate risk area by discouraging the further intensification of residential uses. The requested change to the land use designation has been reviewed further and is still considered to be appropriate.	That no change be recommended to the Statement of Proposals (including Draft Strategic Framework).	46,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Requests specific land along Blackall Street, East Ipswich in the Low Density Residential designation be included in the High Density Residential designation.	The comments expressed in the submission are noted. The new planning scheme will be drafted having regard to the comments raised.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	61, 287, 409,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Expresses support for the inclusion of the specific land near the intersection of Glebe Road, Chermide Road and Brisbane Road, Newtown in the Neighbourhood Centre designation.	The support expressed in the submission for the preferred land use designation is noted and will be considered in the drafting of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	277,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Requests specific land along Frederick Street, Newtown in the Character Residential Low Density designation be included in the Low Density Residential designation.	The subject site contains a pre-1946 dwelling within the Character Housing Low Density designation, which is reflective of the current planning scheme zoning of Character Housing Low Density. The site is adjacent to a pocket of Low Density Residential designation containing post-war dwellings. The subject site reflects the heritage intent of the Character Housing Low Density and does not warrant removal from the designation.	That no change be recommended to the Statement of Proposals (including Draft Strategic Framework).	343,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Request specific land along Glebe Road, Booval in the Character Residential Low Density designation be included in the adjacent Medium Density Residential designation. The submitter purports they were not notified in 1999 of the specific land being included in the current zone of Character Housing Low Density.	The submission examples identify dwellings outside of a character land use designation with the exception of a modern dwelling within the Character Low Density Residential designation that was approved prior to the introduction of the 'special heritage character precinct' planning provisions of the Ipswich Eastern Corridor Structure Plan formally into the Ipswich Planning Scheme.  The specific land contains a pre-1946 dwelling within the Character Residential Low Density designation, which is reflective of the current planning scheme zoning of Character Housing Low Density. The subject site exhibits heritage consistent with the intent of the Character Residential Low Density area and does not warrant removal from the designation.  Council records indicate that correspondence was issued in April 1997 to the owner regarding Council's intent to include the specific land in a 'special heritage character precinct' of the Ipswich Eastern Corridor Structure Plan.	That no change be recommended to the Statement of Proposals (including Draft Strategic Framework).	346,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Expresses that without the availability of the draft planning scheme that the subject lands along Oxford Street, North Booval appears to be a down zoning to the Environmental Management (EM) designation.	The Statement of Proposals (including Draft Strategic Framework) is an early step in the process of the drafting the new planning scheme and is not the final Strategic Framework or a draft version of the new planning scheme. The consultation (including proposed land use designations) was undertaken to seek early feedback on the community's thoughts, concerns and suggestions to help shape the final version of the Strategic Framework and inform the future drafting of the new planning scheme. The Statement of Proposals and Draft Strategic Framework at this preliminary stage does not have weight in relation to land use rights. Following review of this early consultation outcomes, a final strategic framework and full draft of the planning scheme is to be prepared. Information about the new planning scheme and its progress through its stages is to be published through Council's website or alert services periodically.	That no change be recommended to the Statement of Proposals (including Draft Strategic Framework).	365,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Request specific land along Chermide Road, Eastern Heights be included in the Special Uses Zone in recognition of the current lawful use of the site.	The comments expressed in the submission are noted and the new planning scheme will be drafted having regard to the comments raised.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	445,
3.7.15	Area 14 Basin Pocket, North Booval, Booval, Silkstone and East Ipswich	Requests for specific land along Railway Street, Booval in the Medium Density Residential (MD3) designation to be included as commercial.	The comments expressed in the submission are noted, however sufficient land is provided for by the District Centre (Core and Frame) to support the delivery of appropriate non-residential uses and the current residential designation is considered an appropriate designation for the land.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	481,
3.7.16	Area 15 Raceview, Flinders View, Ipswich (part)	Expresses concern that specific land along Ash Street, Flinders View was included in the Community Facilities (CF) designation limiting expansion plans for the local centre.	Although the land was proposed in the Special Opportunity (SA10) designation consistent with the current planning scheme, preliminary advice from the State government has indicated that the new planning scheme use the standard suite of zones consistent with the regulated requirements of the <i>Planning Regulation 2017</i> , which excludes the use of the Special Opportunity Zone.  Noting the size of the existing local centre immediately adjacent, it is recommended that the land be reviewed for inclusion in the Medium Density Residential (MD1) designation as the highest and best use for the land. It is also proposed that a dotted line be used between the Local Centre (LC) and Medium Density Residential (MD1) designations providing a degree of flexibility to consider the expansion of the local centre, subject to application, where it can be demonstrated an expansion is consistent with the centre hierarchy and relevant provisions of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	376,

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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.7.16	Area 15 Raceview, Flinders View, Ipswich (part)	Requests for specific land along Raceview Street, Raceview in the Medium Density Residential (MD1) designation to be changed to provide for commercial uses.	The comments expressed in the submission are noted, however the proposed designation is consistent with the current zoning and does not remove the ability to continue to use the site for an existing lawful use consistent with relevant legislation. Having regard to the current availability of neighbourhood and local centres in proximity to the site, it is considered that the inclusion of an additional centre is unwarranted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	385,
3.7.16	Area 15 Raceview, Flinders View, Ipswich (part)	Requests for specific land along Robertson Road, Raceview in the Special Opportunity designation to be changed to provide for commercial/retail uses.	Although the land was proposed in the Special Opportunity (SA7) designation consistent with the current planning scheme, preliminary advice from the State government has indicated that the new planning scheme use the standard suite of zones consistent with the regulated requirements of the <i>Planning Regulation 2017</i> , which excludes the use of the Special Opportunity Zone.  Having regard to the current availability of neighbourhood and local centres in proximity to the site, it is considered that the inclusion of an additional centre is unwarranted. It is recommended that the land be reviewed for inclusion in the Established Suburban (ES3) designation consistent with the surrounding prevailing designation.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	437,
3.7.16	Area 15 Raceview, Flinders View, Ipswich (part)	Requests for specific land within proximity to the intersection of Cascade Street and Raceview Street, Raceview which is proposed within the Medium Density Residential (MD1) designation be considered for a Local Centre designation.	The comments expressed in the submission are noted, however the proposed designation is consistent with the current zoning and does not remove the ability to continue to use the site for an existing lawful use consistent with relevant legislation. Having regard to the current availability of neighbourhood and local centres in proximity to the site, it is considered that the inclusion of an additional centre is unwarranted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	390,
3.7.16	Area 15 Raceview, Flinders View, Ipswich (part)	Requests specific land north-west of the South Station Road and Nolan Street, Raceview intersection proposed in the Medium Density Residential (MD1) designation and the Neighbourhood Centre (NC) designation to be included in the Local Centre (LC) designation.	The comments expressed in the submission are noted and will be considered in the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	206,
3.7.16	Area 15 Raceview, Flinders View, Ipswich (part)	Expresses concern that the Medium Density Residential (MD1) designation is inconsistent with the policy intent for areas identified as being constrained by the flooding.	The comments expressed in the submission are noted and will be considered in the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	503,
3.7.17	Area 16 Churchill	Expresses objection to the inclusion of specific land along Woodgate Street, Churchill in the preferred land use designation of Low Density Residential, with support expressed for Option 3.7.17C of Low-Medium Density Residential as shown on Alternate Options 1 map.	The comments expressed in the submissions including objection to preferred land use designation and support for the proposed land use designation shown on the Alternate Option 1 map are noted. The new planning scheme will be drafted having regard to the matters raised in the submissions.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	297, 426,
3.7.18	Area 17 Yamanto, Churchill (part)	Requests for a range of changes to the preferred designations relating to land in proximity to the Yamanto district centre, including the expansion of the District Centre, inclusion of High Density Residential either side of the future Ipswich to Springfield railway line, and further infill opportunities in specific Established Suburban areas.	The proposed designations are generally consistent with the outcomes sought by Implementation Guideline No. 29 - Yamanto Central Planning and Development Guidelines that were prepared to promote traditional neighbourhood design principles in consultation with landowners. The comments expressed in the submission will be considered in the development of the new planning scheme, including the consideration of the intended range of uses and code preparation.  The proposed use of Established Suburban designations promotes additional diversity in housing form and choice across the local government area whilst maintaining the established suburban character of existing neighbourhoods.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	260,
3.7.18	Area 17 Yamanto, Churchill (part)	Requests for specific land along Fitzroy Street, Churchill to not lock in more restrictive zoning and to allow for an increase to the residential part of the site.	Although the line between the Low Density Residential (ES2) designation and the Environmental Management (EM) designation is indicative and subject to further detailed assessment, the extent of the Environmental Management (EM) designation is consistent with the Defined Flood Event in Overlay Map 10 - Flooding and Major Urban Catchment Flow Paths. The draft Strategic Framework identifies that the intensification of residential uses, including the creation of new residential lots is to be avoided where within areas identified as being constrained by flooding.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	310,
3.7.18	Area 17 Yamanto, Churchill (part)	Requests to retain the current designation of Major Centres - Yamanto Secondary Business Area over specific land or to include land in the District Centre Frame (DCF) designation.	The comments expressed in the submission are noted and will be reviewed as part of the development of the new planning scheme, particularly with regard to the possible inclusion of the Mixed Use Designation / Zone to provide for a range of non-residential transition uses and to incorporate medium density residential development in support of the centre.	Recommend that the Manager City Design be authorised to review the designations in the Yamanto centre having regard to the centres hierarchy and the possible use of the Mixed Use Designation / Zone in the area bounded by Leonard Street, Pisasale Drive and the land in the District Centre Frame (DCF) designation fronting Warwick Road.	206, 260,
3.7.18	Area 17 Yamanto, Churchill (part)	Expresses support for the inclusion of the Yamanto centre into the District Centre Core (DCC) designation to the west of the proposed public transport corridor as shown on the Preferred Map in preference to the High Density Residential (HD1) designation as shown on the Alternate Options 1 Map. Also suggested that the wording should be revised to allow for mixed-use development (inclusive of residential development) to provide for development of up to 5 storeys over the entire area (not just in Main Street) and indicated that Table 3.3 - Hierarchy of Centres should reference residential development as the omission conflicts with the intent for Main Street.	The comments expressed in the submission are noted and will be considered in the development of the new planning scheme.  District centres are intended to provide for a mix of uses, including higher density residential uses and it is recommended that wording changes be considered to strengthen this intent.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme, particularly to clarify that the District Centre designation is intended to provide for residential uses and in relation to building height.	469,
3.7.18	Area 17 Yamanto, Churchill (part)	Requests that specific land in proximity to the Yamanto district centre and proposed within the High Density Residential (HD1) designation be included in a Special Opportunity designation to provide for a mix of use types (including non-residential) and to accommodate a broader range of housing typologies.  Also expressed the view that the use of prescriptive language in the local framework does not provide for appropriate diversity of product in the High Density Residential (HD1) designation as provided for in the missing middle housing typologies as outlined in section 3.5.5.	Preliminary advice from the State government has indicated that the new planning scheme use the standard suite of zones consistent with the regulated requirements of the <i>Planning Regulation 2017</i> , which excludes the use of the Special Opportunity Zone.  Sufficient land is provided for by the District Centre (Core and Frame) to support the delivery of appropriate non-residential uses and the location of the land warrants the highest density of residential uses to support the district centre and proposed public transport corridor.  The comments regarding planning provisions as expressed in the submission are noted and will be considered in the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	469,
3.7.18	Area 17 Yamanto, Churchill (part)	Requests that specific land in proximity to the Yamanto district centre and within the Environmental Management (EM) designation be included in the Recreation and Open Space (REC) designation.	The comments expressed in the submission are noted, however the proposed Environmental Management (EM) designation has a primary strategic function of separating and buffering land uses, and is intended to provide for multiple and complementary values, including conserving strategic corridor links and providing opportunity for recreation. The designation also reflects relevant development constraints, including for stormwater management.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	469,
3.7.18	Area 17 Yamanto, Churchill (part)	Request for specific land in Yamanto in the Low Density Residential (ES2) designation be included in a Special Opportunity designation.	Preliminary advice from the State government has indicated that the new planning scheme use the standard suite of zones consistent with the regulated requirements of the <i>Planning Regulation 2017</i> , which excludes the use of the Special Opportunity Zone.  It is recommended that the land bounded by Warwick Road, Powells Road and the Centenary Highway, Yamanto be reviewed for potential inclusion in the Low-Medium Density Residential (LMD) designation.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	181, 220,
3.7.18	Area 17 Yamanto, Churchill (part)	Requests for specific land within proximity to Warwick Road and Hall Street, Yamanto and within the Low Impact Industry (Business Park) designation be included in the Special Opportunity designation to provide greater flexibility, including providing for large format retail, showroom, office and medical uses.	Preliminary advice from the State government has indicated that the new planning scheme use the standard suite of zones consistent with the regulated requirements of the <i>Planning Regulation 2017</i> , which excludes the use of the Special Opportunity Zone.  Whilst the Business Park designation is intended to complement adjacent centres and not compete with these centres, it is recommended that the new planning scheme be drafted having regard to the comments raised, particularly in relation to the range of uses and associated provisions that will apply to the Business Park designation.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	361,
3.7.18	Area 17 Yamanto, Churchill (part)	Requests that the vision for Main Street in Yamanto be expanded to promote place making outcomes, allow for purely non-residential built form options, and that the park / plaza and community facilities be included in the Local Government Infrastructure Plan.	The Local Government Infrastructure Plan identifies the local public park and the land for community facilities networks intended to service existing and future urban development (up to ultimate development) based on the current planning scheme.  The matter is to be referred to Council's Infrastructure Strategy Branch of the Infrastructure and Environment Department and the Performance Branch of the Coordination and Performance Department for consideration.  The comments regarding planning provisions as expressed in the submission are noted and will be considered in the development of the new planning scheme.	1. Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the draft strategic framework and drafting of the new planning scheme; 2. That the submission be referred to Council's Infrastructure Strategy Branch of the Infrastructure and Environment Department; 3. That the submission be referred to Council's Performance Branch of the Coordination and Performance Department; and 4. That the Manager City Design be authorised to consider the advice from Council's Infrastructure Strategy Branch and from Council's Performance Branch in the review of the draft strategic framework, drafting of the new planning scheme and subsequent local government infrastructure plan.	469,
3.7.18	Area 17 Yamanto, Churchill (part)	Request for specific land in Yamanto in the Low Impact Industry (LI) and Environmental Management (EM) designations to be changed to provide for residential uses.	The proposed designations reflects the current zoning and the extent of development constraints applicable to the land, including Q Fever.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	484,



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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.7.19	Area 18 Ripley Valley	Expresses the view that future residential development in Ripley provide greater separation between dwellings for maintenance and health purposes.	Land within the Ripley Valley Priority Development Area is administered for planning and development purposes under the <i>Economic Development Act 2012</i> and accordingly can not be regulated by the Ipswich planning scheme.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	352,
3.7.19	Area 18 Ripley Valley	Expressed support for the inclusion of particular land in the Conservation (CON) designation.	The support expressed in the submission for the Conservation land use designation are noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	407,
3.7.19	Area 18 Ripley Valley	Expresses the view: - that Council has not zoned sufficient land for private educational facilities within the Ripley area and that new designation / zoning and overlays in the area should not prevent the viability of a future educational establishment; - of displeasure with the amount of natural habitat that native fauna have lost in Ripley; - that the mapping of biodiversity and watercourse can significantly affect development capacity; and - that the Overlay Map 10 - Flooding and Major Urban Catchment Flow Paths should not apply in the Ripley Valley area.	The comments expressed in the submission are noted. Land within the Ripley Valley Priority Development Area is administered for planning and development purposes under the <i>Economic Development Act 2012</i> and accordingly will not form part of the Ipswich planning scheme.  Notwithstanding, the areas identified are proposed to be designated new suburban, a residential designation intended to provide for community uses in addition to a variety of dwelling types and small-scale services, facilities and infrastructure.  Biodiversity and Flooding and Major Urban Catchment Flow Path overlays indicate areas where biodiversity should be preserved or where flooding or overland flow is present. Corresponding designations of Environmental Management (EM) or Recreation and Open Space (REC) recognise the importance of these constraints in particular areas. Where these constraints are present, uses appropriate to these designations are preferred, and other uses may be considered at a reduced in scale and intensity.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	32, 464, 487, 488,
3.7.19	Area 18 Ripley Valley	Expresses support for future railway stations planned for the Ripley Valley.	The support expressed in the submission is noted. The extension of the Springfield railway line to the Ripley area is identified as strategic infrastructure in the draft Strategic Framework, however the extension of railway network in Ripley is a State government matter.	No change to the Statement of Proposals (including Draft Strategic Framework).	32,
3.7.19	Area 18 Ripley Valley	Expresses the view that the proposed land use designations are not consistent with the land use locations in the Ripley Valley Urban Development Area - Development Scheme.	The land use designations proposed for Local Framework - Area 18 Ripley Valley has been drafted with consideration of the State government's Ripley Valley Urban Development Area - Development Scheme and approved development applications.	No change to the Statement of Proposals (including Draft Strategic Framework).	487, 488,
3.7.19	Area 18 Ripley Valley	Requests changes to the designation of specific land in the Ripley major centre (town centre / urban core) to better reflect the submitter's master plan.	The comments expressed in the submission are noted, however as the master plan has not yet been approved and further changes to the draft Strategic Framework are not considered to be warranted at this stage.  Land within the Ripley Valley Priority Development Area are administered for planning and development purposes under the <i>Economic Development Act 2012</i> and accordingly will not form part of the Ipswich planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	373,
3.7.19	Area 18 Ripley Valley	Expresses support for Alternate Options 3.7.19B and 3.7.19C on Alternate Options 1 map and requests for minor changes to the designation of specific land in the Ripley East district centre.	The comments expressed in the submission are noted and will be reviewed as part of the development of the new planning scheme.  Land within the Ripley Valley Priority Development Area are administered for planning and development purposes under the <i>Economic Development Act 2012</i> and accordingly will not form part of the Ipswich planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	438,
3.7.19	Area 18 Ripley Valley	Requests for specific land along Watsons Road, South Ripley proposed within the Recreation and Open Space (REC) designation be amended to be consistent with adjoining land.	The proposed land use designation reflects the current planning scheme zoning which has been in effect since 18 September 2009 and is also consistent with the Ripley Valley Priority Development Area - Parks and Open Space Map.  Land within the Ripley Valley Priority Development Area is administered for planning and development purposes under the <i>Economic Development Act 2012</i> and accordingly will not form part of the Ipswich planning scheme.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	190,
3.7.19	Area 18 Ripley Valley	Expresses concern with the inclusion of specific land along Cumner Road, White Rock in the Environmental Management (EM) designation.	The proposed designation generally reflects the current planning scheme zoning which includes the majority of the site in the Conservation Zone and remainder in the Recreation Zone. The Environmental Management (EM) designation is intended to provide for multiple and complementary values including buffering and vegetation retention. The extent of the designation also reflects relevant development constraints, including biodiversity, topography and flooding.  Land within the Ripley Valley Priority Development Area is administered for planning and development purposes under the <i>Economic Development Act 2012</i> and accordingly will not form part of the Ipswich planning scheme.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	216,
3.7.19	Area 18 Ripley Valley	Requests for specific land along Siddans Road, Deebling Heights in the Conservation (CON) designation be included in the New Suburban (NS2) designation.	The comments expressed in the submission are noted, however inclusion of the land in the Low Density Residential (NS2) designation is not supported having regard to the development constraints, including biodiversity, watercourses, scenic amenity, topography and servicing constraints. It is recommended that consideration be given to inclusion of the land in the Environmental Management (EM) designation which better reflects the characteristics of the land. The Environmental Management (EM) designation has the primary strategic function of separating and buffering land uses and conserving strategic corridor links, including areas that contain vegetation or provide connections to other native vegetation.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	279, 280,
3.7.19	Area 18 Ripley Valley	Requests for specific land along Broadway Court, Deebling Heights in the Conservation (CON) designation be included in the Low Density Residential (NS2) designation.	The comments expressed in the submission are noted, however inclusion of the land in the Low Density Residential (NS2) designation is not supported having regard to the extent of native vegetation and development constraints, including biodiversity, watercourses, scenic amenity, topography, and servicing constraints.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	410,
3.7.19	Area 18 Ripley Valley	Requests for amendment to the land use designation of specific land within the Paradise Waters estate in Deebling Heights to reflect approved development.	The comments expressed in the submission are noted, however the Conservation (CON) designation has been used to reflect the environmental values of the land based on a reconciliation of the development approval and the <i>Environment Protection and Biodiversity Conservation Act 1999</i> approval (EPBC Act approval). Further consideration may be given to the designation used over the areas identified as 'bushfire zone areas' in the EPBC Act approval. The use of the dotted line between the designations also highlights a degree of flexibility in determining the boundary through the development assessment process. It is proposed that the designations be reviewed as part of the development of the new planning scheme.  Land within the Ripley Valley Priority Development Area is administered for planning and development purposes under the <i>Economic Development Act 2012</i> and accordingly will not form part of the Ipswich planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	451,
3.7.20	Area 19 Purga, Goolman and Peak Crossing	Expresses the view that rural land is not economically viable and should be considered for more intensive uses.	The regulatory provisions of the State government's South East Queensland Regional Plan (ShapingSEQ) for areas outside of the 'Urban Footprint' and not identified as areas designated for future non-rural uses or increased residential density, prevent urban and rural residential sprawl in the Regional Landscape and Rural Production Area (RLRPA) and manages other activity, including subdivision, to protect these values. The regulation also serves to protect areas that might be required for accommodating future urban growth beyond the planning horizon of ShapingSEQ. A non-residential urban use would need to show that the proposal has been able to demonstrate an overriding need in the public interest to establish the use. It is noted that there is no guarantee that such an approved use will be able to demonstrate an overriding need to expand or diversify the use in the future or that a similar use could establish overriding need nearby.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	305,
3.7.20	Area 19 Purga, Goolman and Peak Crossing	Requests that specific land along Ipswich Boonah Road, Purga and Ellison Road, Goolman is not suitable for rural uses and therefore higher order uses such as light industry and commercial or rural living uses should be considered.	The regulatory provisions of the State government's South East Queensland Regional Plan (ShapingSEQ) for areas outside of the 'Urban Footprint' and not identified as areas designated for future non-rural uses or increased residential density, prevent urban and rural residential sprawl in the Regional Landscape and Rural Production Area (RLRPA) and manages other activity, including subdivision, to protect these values. The regulation also serves to protect areas that might be required for accommodating future urban growth beyond the planning horizon of ShapingSEQ. A non-residential urban use would need to show that the proposal has been able to demonstrate an overriding need in the public interest to establish the use. It is noted that there is no guarantee that such an approved use will be able to demonstrate an overriding need to expand or diversify the use in the future or that a similar use could establish overriding need nearby.	No change to the Statement of Proposals (including Draft Strategic Framework).	305,
3.7.20	Area 19 Purga, Goolman and Peak Crossing	Expresses support for the Alternate Option 3.7.20A for the Industry Investigation (II) designation and requests increasing the Industry Investigation designation east of Option 3.7.20A which is currently proposed as Rural 1 (Agriculture).	The support for Option 3.7.20A expressed in the submission is noted.  The request for inclusion of the area immediately to the east of Alternate Option 3.7.20A is acknowledged, and will be reviewed in the development of the new planning scheme.	No change to the Statement of Proposals (including Draft Strategic Framework).	200, 206, 286,
3.7.20	Area 19 Purga, Goolman and Peak Crossing	Requests that the area surrounding Ipswich Boonah Road, Purga, bordered by the Cunningham Highway and the Centenary Highway proposed as Rural 2 (Pastoral) and Recreation and Open Space designations, be designated as Recreation and Open Space (REC).	The proposition that the area surrounding Ipswich Boonah Road, Purga, and bordered by the Cunningham Highway and the Centenary Highway, is suitable for recreational and sporting activities is noted, including its particular strengths for such use which include proximity to local urban areas and centres, and proximity to major road accesses providing excellent connectivity to urban centres throughout South East Queensland.  Lot 102 on SP303190 at 183 Pisasale Drive, Yamanto. The land is located in the Urban Footprint across an existing urban road from existing low density residential development. It is also located within approximately 800 metres of the Yamanto District Centre and future railway station. It is further noted that following the issuing of updated noise mapping (the Australian Noise Exposure Forecast (ANEF) Contours) by the Department of Defence the land is no longer included within the ANEF area.	No change to the Statement of Proposals (including Draft Strategic Framework).	483,
3.7.20	Area 19 Purga, Goolman and Peak Crossing	Outlines the planning history and the creation of two lots (described as Lot 102 on SP303190 at 183 Pisasale Drive, Yamanto and Lot 101 on SP303190 at 16 Ipswich Boonah Road, Purga) as a result of the construction of the Centenary Highway.  In relation to Lot 102 on SP303190 requests inclusion in a residential zone based on its proximity to and as a logical extension to existing urban development in Deebling Heights and its location in the Urban Footprint under the South East Queensland Regional Plan.  In relation Lot 102 on SP303190 requests inclusion in a zoning for Commercial, Industrial or Recreational based on its proximity to the Yamanto centre, adjacent land uses including the Swifts Rugby League Club, that it is free from flooding and does not display any attributes associated with the planning intent of a Rural B (Pastoral) zoning.	Lot 101 on SP303190 at 16 Ipswich Boonah Road, Purga is located outside the Urban Footprint under the South East Queensland Regional Plan with a presumption against the zoning of land for / development for urban purposes. The inclusion of the land in a rural designation in the Statement of Proposals reflects the land's location outside the Urban Footprint in the Rural Landscape and Production Area designation under the South East Queensland Regional Plan. Changes to the Urban Footprint boundary would need to be considered and determined through the Regional Plan review process. Notwithstanding, the edge of the Urban Footprint is defined by the Centenary and Cunningham Highways which are logical, discernible and defensible boundaries, with there being no need to expand the Urban Footprint in this location to accommodate the forecast urban growth.	Recommend that the Manager City Design be authorised to give consideration to: 1. the further investigation of Lot 102 on SP303190 at 183 Pisasale Drive, Yamanto for inclusion in either the Residential Low Density Zone or Low Medium Density Residential Zone; and 2. the inclusion of Lot 101 on SP303190 at 16 Ipswich Boonah Road, Purga in the Rural Zone.	151, 345,
3.7.22	Area 21 One Mile, Leichhardt and Wulkuraka (part)	Requests for specific land along Dixon Street, Wulkuraka proposed in the Low Density Residential (ES2) designation to be included as commercial.	The comments expressed in the submission are noted, however there is no justification for the establishment of retail uses on the southern side of the railway line at Wulkuraka at this point in time.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	481,

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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.7.22	Area 21 One Mile, Leichhardt and Wulkuraka (part)	Requests that the specific land along Chubb Street, One Mile proposed in the Recreation and Open Space (REC) and Environmental Management (EM) designations be included in the Large Lot Residential designation.	The comments expressed in the submission are noted and will be considered in the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	192,
3.7.22	Area 21 One Mile, Leichhardt and Wulkuraka (part)	Expresses concern with the proposed land use designations and request reinstatement of the current planning scheme zoning over specific land within the vicinity of Sherman Road, Unnamed Road and Karrabin Rosewood Road, Karrabin.	The proposed designations of Industry Investigation (II), Environmental Management (EM), and Recreation and Open Space (REC) designations are generally consistent with the current zoning, and where variations occur, is owing to changes in the Major Flood Conveyance / High Risk and Defined Flood Event / Moderate Risk / Major Flood Storage mapping on Overlay Map 10 - Flooding and Major Urban Catchment Flow Paths.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	282, 408,
3.7.22	Area 21 One Mile, Leichhardt and Wulkuraka (part)	Requests that specific land in the Environmental Management (EM) designation be amended for low impact industry or Industry Investigation (II) designation.	The proposed designation of Environmental Management (EM) generally is a result of the substantial flooding constraint, state mapping of regulated vegetation or state mapping of wildlife habitat. The comments expressed in the submission are noted and will be considered in the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	254, 430, 470,
3.7.24	Area 23 Pine Mountain, Muirlea, Blacksoil (part), Haigslea (part), Ironbark	Expresses concern regarding the level of protection of biodiversity and existing vegetation when the designation identified the predominant and preferred land use as Rural 3 (Rural Living).	The comments expressed in the submission are noted. The new planning scheme will be drafted having regard to the comments raised.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	407,
3.7.24	Area 23 Pine Mountain, Muirlea, Blacksoil (part), Haigslea (part), Ironbark	Request for specific areas in Muirlea be designated for large lot residential uses or similar, maintain the option for eco-tourism in rural areas and expresses objection to the Rural 4 (Special Land Management) designation.	<p>The regulatory provisions of the State government's South East Queensland Regional Plan (ShapingSEQ) for areas outside of the 'Urban Footprint' and not identified as areas designated for future non-rural uses or increased residential density, prevent urban and rural residential sprawl in the Regional Landscape and Rural Production Area (RLRPA) and manages other activity, including subdivision, to protect these values. The regulation also serves to protect areas that might be required for accommodating future urban growth beyond the planning horizon of ShapingSEQ. A non-residential urban use would need to show that the proposal has been able to demonstrate an overriding need in the public interest to establish the use. It is noted that there is no guarantee that such an approved use will be able to demonstrate an overriding need to expand or diversify the use in the future or that a similar use could establish overriding need nearby. Areas of Muirlea are outside of the South East Queensland Regional Plan Urban Footprint, and not identified as areas designated for future increased density.</p> <p>The comments in the submission are noted. Variances in rural designations are proposed in order to reflect agricultural or biodiversity values, however the new planning scheme will be drafted having regard to the comments raised.</p> <p>Permitted rural development types will ultimately be determined when drafting the new planning scheme provisions in relation to the rural zones.</p>	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the submission including review of the Rural 4 designation mapping as part of the review of the draft strategic framework and drafting of the new planning scheme.	423, 463, 475, 489,
3.7.24	Area 23 Pine Mountain, Muirlea, Blacksoil (part), Haigslea (part), Ironbark	Expresses objection to the Rural 4 (Special Land Management) designation, and concern regarding the Biodiversity and Strategic Green Infrastructure overlays in regard to the mapping of domestic lawns, gardens, cultivations or orchards.	The proposed designations are generally consistent with previous zonings, the Biodiversity and Strategic Green Infrastructure mapping and relevant State government mapping. Notwithstanding, the comments expressed in the submission are noted and will be considered in the development of the new planning scheme.	To consider the issues raised in the submission during the drafting of any related scheme code provisions.	468, 475, 489,
3.7.24	Area 23 Pine Mountain, Muirlea, Blacksoil (part), Haigslea (part), Ironbark	Expresses objection to the designation for specific land owing to concern regarding impact upon value of the property and accuracy of biodiversity overlay underpinning the designation.	Council also has no control over market values and is required to ensure all owners and prospective purchasers are informed of development constraints. Notwithstanding, the comments expressed in the submission are noted and will be considered in the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	23, 24, 76, 77, 78, 136, 330, 413, 415,
3.7.24	Area 23 Pine Mountain, Muirlea, Blacksoil (part), Haigslea (part), Ironbark	Requests for specific land along Pine Mountain Road, Pine Mountain in the Community Facilities designation be included in the Rural 3 (Rural Living) designation.	The comments expressed in the submission have merit and are noted. The new planning scheme will be drafted having regard to the comments raised.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	447,
3.7.24	Area 23 Pine Mountain, Muirlea, Blacksoil (part), Haigslea (part), Ironbark	Requests for specific land in Pine Mountain and Ironbark be included in the Rural 3 (Rural Living) designation.	The comments expressed in the submission are noted. The new planning scheme will be drafted having regard to the comments raised.	Recommend that the Manager City Design be authorised to give consideration of the matters raised during review of the strategic framework (residential densities) and as part of the drafting of the new planning scheme (zoning).	125, 256, 309,
3.7.25	Area 24 Walloon, Thagoona, Haigslea (part) and Mount Marrow	Requests for a broad scale detailed plan for the development of the area including future provision of services, improvement of roads and regular consultation with the areas landowners to facilitate planning and acquisition of properties.	The regulatory provisions of the State government's South East Queensland Regional Plan (ShapingSEQ) for areas outside of the 'Urban Footprint' and not identified as areas designated for future non-rural uses or increased residential density, prevent urban and rural residential sprawl in the Regional Landscape and Rural Production Area (RLRPA) and manages other activity, including subdivision, to protect these values. The regulation also serves to protect areas that might be required for accommodating future urban growth beyond the planning horizon of ShapingSEQ. A non-residential urban use would need to show that the proposal has been able to demonstrate an overriding need in the public interest to establish the use. It is noted that there is no guarantee that such an approved use will be able to demonstrate an overriding need to expand or diversify the use in the future or that a similar use could establish overriding need nearby. Areas of Walloon are outside of the South East Queensland Regional Plan Urban Footprint, and not identified as areas designated for future increased density.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	202, 325, 364,
3.7.25	Area 24 Walloon, Thagoona, Haigslea (part) and Mount Marrow	Expresses support for the expansion of Local Framework - Area 24 Walloon, Thagoona, Haigslea (part) and Mount Marrow, and the expansion of the urban area of Thagoona to the south of the railway line (including support for Option 3.7.24B). Requests expansion of the Urban Footprint to the north of Walloon.	The support including for Option 3.7.24B expressed in the submission is noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	163, 276,
3.7.25	Area 24 Walloon, Thagoona, Haigslea (part) and Mount Marrow	Expresses the view that the area: - proposed as Low Density Residential (LL1) west of Poplar Street, south of Anthonys Road and bordered to the west by Guilfoyle's Gully should be designated Low Density Residential (NS); - identified within the mining overlay to the north of Karrabin Rosewood Road between Walloon and Thagoona and including Mt Marrow should be designated Low Density Residential (NS2); and - developed as Low Density Residential (LL1) to the west of Thagoona bordering LAF 26 should be designated Low Density Residential (NS).	The designation boundaries closely align with the precincts depicted in the Walloon Thagoona land use concept master plan. The land identified in the submission is subject to a series of significant development and natural constraints, and the ability to achieve urban densities are significantly limited.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	381,
3.7.25	Area 24 Walloon, Thagoona, Haigslea (part) and Mount Marrow	Requests amendments to the urban growth areas of Walloon to include / clarify descriptions for areas of residential growth, the future location of highway related services and additional local park.	The area is subject to a series of development applications where detailed assessment of the highest and best use of land will be resolved.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	418,
3.7.25	Area 24 Walloon, Thagoona, Haigslea (part) and Mount Marrow	Requests amendments to the urban growth areas of Walloon to include / clarify land use zones and the bringing forward of water and sewerage infrastructure.	The area is subject to a series of development applications where detailed assessment of the highest and best use of land will be resolved.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	418,
3.7.25	Area 24 Walloon, Thagoona, Haigslea (part) and Mount Marrow	Requests that specific areas in proximity to the intersection of Haigslea Malabar Road and Warrego Highway, Haigslea, proposed in the Rural 3 (Rural Living) designation be amended to the Special Purposes designation and the proposed Special Purpose designation be amended to the Local Centre designation and be utilised for non-residential and non-rural purposes.	The comments expressed in the submission are noted. The new planning scheme will be drafted having regard to the comments raised.	Recommend that the Manager City Design be authorised to give consideration of the matters raised during review of the strategic framework (residential densities) and as part of the drafting of the new planning scheme (zoning).	274, 456,
3.7.25	Area 24 Walloon, Thagoona, Haigslea (part) and Mount Marrow	Requests for specific land in Walloon in the Low Density Residential (LL1), Recreation and Open Space (REC), and Medium Density Residential (MD1) designation be included in the Medium Density (MD1) designation reflective of the Walloon-Thagoona Land Use Concept Master Plan in the current planning scheme.	The designation boundaries closely align with the precincts depicted in the Walloon Thagoona land use concept master plan. The land identified in the submission is subject to a series of significant development and natural constraints, and the ability to achieve urban densities are significantly limited.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	19,
3.7.25	Area 24 Walloon, Thagoona, Haigslea (part) and Mount Marrow	Request for specific land in Walloon in the Low Density Residential (LL1), Recreation and Open Space (REC), and Environmental Management (EM) designations to be included in the Medium Density (MD1) designation, and location of the recreation land be reviewed in consideration of the Walloon-Thagoona Land Use Concept Master Plan in the current planning scheme.	The designation boundaries closely align with the precincts depicted in the Walloon Thagoona land use concept master plan. The land identified in the submission is subject to a series of significant development and natural constraints, and the ability to achieve urban densities are significantly limited.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	259,

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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.7.25	Area 24 Walloon, Thagoona, Haigslea (part) and Mount Marrow	Request that specific land along Seidels Road and Daisy Blair Lane, Walloon and proposed in the Industry Investigation (II), Recreation and Open Space (REC), and Environmental Management (EM) designations be included in a rural designation.	The proposed designations are consistent with the current planning scheme zonings, development constraints and the Walloon Thagoona Land Use Concept Master Plan for the area. Existing use rights attributed through development approvals and the like continue to have effect.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	339,
3.7.25	Area 24 Walloon, Thagoona, Haigslea (part) and Mount Marrow	Expresses the view that area has greater development potential than that shown on the local area framework mapping.	The proposed Environmental Management (EM) designation includes areas that are recognised as having environmental value (either existing or as having the potential to provide future connectivity) and/or in combination with, a potential to provide buffering between uses, or management of a significant constraint issue in a practical and effective manner that offers the best development outcomes for the city as a whole over the projected life of the future scheme.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	368,
3.7.25	Area 24 Walloon, Thagoona, Haigslea (part) and Mount Marrow	Requests that the Local Framework for Area 24 Walloon, Thagoona, Haigslea (part) and Mount Marrow be amended to include reference to the future Haigslea Service Centre.	The comments expressed in the submission are noted. The new planning scheme will be drafted having regard to the comments raised.	Recommend that the Manager City Design be authorised to give consideration of the matters raised during review of the strategic framework (residential densities) and as part of the drafting of the new planning scheme (zoning).	456,
3.7.25	Area 24 Walloon, Thagoona, Haigslea (part) and Mount Marrow	Expresses concern that the Environmental Management (EM) designations does not reflect the preliminary approval and requests removal from this land use designation.	The proposed Environmental Management (EM) designation includes areas that are recognised as having environmental value (either existing or as having the potential to provide future connectivity) and/or in combination with, a potential to provide buffering between uses, or management of a significant constraint issue in a practical and effective manner that offers the best development outcomes for the city as a whole over the projected life of the future scheme. The preliminary approval was taken into consideration for the drafting of the local framework mapping.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	368,
3.7.25	Area 24 Walloon, Thagoona, Haigslea (part) and Mount Marrow	Request that the Scenic and Visual Amenity Values (SVFM3) mapping and Environmental Management (EM) designation reflect the preliminary approval; and a merit based assessment should apply.	The proposed Environmental Management (EM) designation and Scenic and Visual Amenity mapping includes areas that are recognised as having environmental value (either existing or as having the potential to provide future connectivity) and/or in combination with, a potential to provide buffering between uses, or management of a significant constraint issue in a practical and effective manner that offers the best development outcomes for the city as a whole over the projected life of the future scheme. The preliminary approval was taken into consideration for the drafting of the local framework mapping.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	364, 368,
3.7.25	Area 24 Walloon, Thagoona, Haigslea (part) and Mount Marrow	Requests that specific areas along the Warrego Highway and Haigslea Cemetery Road, Haigslea and proposed in the Rural 3 (Rural Living) designation be amended to the Special Purposes designation to be utilised for non-residential and non-rural purposes.	The comments expressed in the submission are noted. The new planning scheme will be drafted having regard to the comments raised.	Recommend that the Manager City Design be authorised to give consideration of the matters raised during review of the strategic framework (residential densities) and as part of the drafting of the new planning scheme (zoning).	325,
3.7.26	Area 25 Marburg	Requests that specific land east of Rosewood Marburg Road, Marburg and proposed as Rural 2 (Pastoral) be designated Rural 3 (Rural Living).	The proposed designation is consistent with the surrounding Rural 2 (Pastoral) designation and is consistent with the Rural B (Pastoral) zone of the current planning scheme.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	490,
3.7.27	Area 26 Rosewood	Expresses support for Alternate Option 3.7.27A or areas of Low Density Residential (NS2) north of Karrabin Rosewood Road and west of Blakes Road, Rosewood.  That additional area be included in the Character Mixed Density designation.	The support for Option 3.7.27A and matters raised in the submission are noted, and will be considered in the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	149, 374,
3.7.27	Area 26 Rosewood	Expresses the view that the minimum lot size in Rosewood should be 1,000 m <sup>2</sup> .	The comments expressed in the submission are noted. The draft Strategic Framework provides for the allocation of residential designations that support the delivery of affordable housing and provide choice in housing through supporting the development of a diversity of housing types, forms, sizes, densities (including lot sizes) and tenures in appropriate locations.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	1,
3.7.27	Area 26 Rosewood	Expresses concern regarding the inclusion of specific land south of Karrabin Rosewood Road, Rosewood in the vicinity of the golf course, that is proposed in the Recreation and Open Space (REC) designation and on Strategic Framework Map 6 - Strategic Green Infrastructure.	The comments expressed in the submission are noted and considered to have merit. The new planning scheme will be drafted having regard to the comments raised.	Recommend that the Manager City Design be authorised to give consideration of the matters raised during review of the strategic framework (residential densities) and as part of the drafting of the new planning scheme (zoning).	59,
3.7.27	Area 26 Rosewood	Expresses the view that specific rural land west of Rosewood: - is in proximity to a major district centre, community facilities and other urban infrastructure; - is in proximity to a major transit node; - development and environmental constraints can be avoided or mitigated; - can be developed to large lot and urban densities; - the introduction of a mix of urban density designations could provide an opportunity to introduce a greater variety of built forms to the Local Area; and - rural uses are not identified as a priority in this locality and suburban uses are considered the highest and best use of the land.	The land is outside of the South East Queensland Regional Plan's ( <i>ShapingSEQ</i> ) Urban Footprint and not identified as an area designated for future non-rural uses or increased residential density, the regulatory provisions prevent urban and rural residential sprawl in the Regional Landscape and Rural Production Area (RLRPA) and manages other activity, including subdivision, to protect these values. The regulation also serves to protect areas that might be required for accommodating future urban growth beyond the planning horizon of ShapingSEQ.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	508,
3.7.28	Area 27 Ebenezer, Willowbank, Jeebropilly, Mount Forbes, Mutdapilly	Expresses support for the Ebenezer Regional Industrial Area in the Ebenezer / Willowbank local framework area.	The support expressed in the submission for the Ebenezer Regional Industrial Area is noted.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	254,
3.7.28	Area 27 Ebenezer, Willowbank, Jeebropilly, Mount Forbes, Mutdapilly	Requests that specific land within the proposed Rural 3 (Rural Living) designation close to the Southern Freight Rail Corridor should be designated for commercial.	The proposed land use designations reflect the current land uses. The distance of the land from the business and industry area does not warrant further intensification of urban uses.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	1,
3.7.28	Area 27 Ebenezer, Willowbank, Jeebropilly, Mount Forbes, Mutdapilly	Requests that: - specific land proposed in the Rural 2 (Pastoral) designation adjacent to the Ebenezer Regional Industrial Area - Southern Planning Unit be included in the Environmental Management (EM) designation; - environmental corridors be reduced to 100 metres width in certain areas; and - areas be used for infrastructure in the Environmental Management (EM) designation be designated Special Purpose.	The proposed Environmental Management (EM) designation includes areas that are recognised as having environmental value (either existing or as having the potential to provide future connectivity) and/or in combination with, a potential to provide buffering between uses, or management of a significant constraint issue in a practical and effective manner that offers the best development outcomes for the city as a whole over the projected life of the future scheme. Shifting boundaries indicate where designations will be resolved as part of future development applications.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	254, 446,
3.7.28	Area 27 Ebenezer, Willowbank, Jeebropilly, Mount Forbes, Mutdapilly	Requests that specific land in and west of the Ebenezer Regional Industrial Area - Southern Planning Unit be designated Medium Impact Industry (MI) or Rural 3 (Rural Living).	The Ebenezer Regional Industrial Area land use designations and boundaries reflect the highest and best use, and the adaptive reuse of land subject to development constraints (i.e. previous mining activities) and development opportunities (i.e. proximity to RAAF Base Amberley, Southern Freight Rail Corridor and intermodal inland port, and connects to Ipswich and Brisbane. As well as accommodating difficult to locate motorsports and entertainment events).	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	191, 254,
3.7.28	Area 27 Ebenezer, Willowbank, Jeebropilly, Mount Forbes, Mutdapilly	Express the view that the Neighbourhood and Local Centre locations along the Cunningham Highway could be moved.	Where Neighbourhood and Local Centres have not yet been developed, they are shown with indicative locations, and the location may change (but within the general vicinity) when development of the centre commences.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	446,
3.7.28	Area 27 Ebenezer, Willowbank, Jeebropilly, Mount Forbes, Mutdapilly	Request for specific land in Mount Forbes in the Rural 4 (Special Land Management) designation to be included in an industrial zoning.	Although currently in the Regional Business and Industry Investigation Zone under the current planning scheme, the proposed designation reflects the strategic planning intent of the Ebenezer Regional Industrial Area Implementation Guideline, biodiversity values, and development constraints over the land.	That no change be recommended to the Statement of Proposals (including draft Strategic Framework).	462,
3.7.28	Area 27 Ebenezer, Willowbank, Jeebropilly, Mount Forbes, Mutdapilly	Expresses concern that waste management operations with the Ebenezer area may be compromised, and requests that specified land be amended from the SFM3 Waste Activity and Buffer Areas and included in the Waste Activity Area.	The mapping and supporting document for the management of waste activities in the local government area reflects temporary local planning instrument (TLPI) TLPI No. 2 / 2018 (Waste Activity Regulation). The Statement of Proposals, Strategic Framework and associated TLPI provide a policy response in respect to landfill and waste industry uses occurring in the Ebenezer / Willowbank / Jeebropilly industrial area, to ensure this regionally significant economic area is appropriately regulated to protect existing, approved or planned sensitive land uses from adverse impacts associated with waste activities. Existing use rights attributed through development approvals, Planning and Environment Court Consent Orders and Environmental Authorities, have force and effect. The Statement of Proposals, Strategic Framework and associated TLPI: - seeks to balance economic interests against social and environmental interests, at significant risk of being impacted by the current and expected waste activity proposals in the Ebenezer / Willowbank / Jeebropilly industrial area; and - seeks to further regulate applications for new or expanded waste activities to protect existing, approved and planned residential and other sensitive receiving uses from adverse impacts including air quality and amenity (e.g. odour, dust, noise).	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	458,
3.7.28	Area 27 Ebenezer, Willowbank, Jeebropilly, Mount Forbes, Mutdapilly	Request for specific land in Ebenezer along the Cunningham Highway, Willowbank and proposed in the Special Opportunity designation be broadened to include neighbourhood centre, caravan park, motel, relocatable home park and camping ground.	It is considered that the submission may have merit in this locality, as: - the subject site is developed with caravan park, motel, relocatable home park and camping ground facilities; and - the land can be developed with a mix of uses, excluding permanent residential (due to a variety of noise impacts).	Recommend that the Manager City Design be authorised to amend the Draft Strategic Framework Local Area Framework mapping such that specific land in Area 27 Ebenezer, Willowbank, Jeebropilly, Mount Forbes, Mutdapilly in the Special Opportunity (SA97) designation to be included in the Mixed Use designation/zone.	206,
3.7.29	Area 28 Tallegalla, Woolshed and The Bluff	Expresses concern for the inclusion of particular land in the Industrial designation and expresses support for the inclusion of land within the Conservation (CON) designation.	The comments and support expressed in the submission are noted. The new planning scheme will be drafted having regard to the comments.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	407,



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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
3.7.30	Area 29 Ashwell, Lanefield, Calvert and Grandchester	Expresses support in principle for the proposed designations over specific land in Grandchester in particular regard to rural and eco tourism in the locality. Requests that the relevant codes and levels of assessment provide sufficient flexibility to promote rural accommodation, farm stays, nature-based activities, rural tourism and other recreation activities in the area.	The comments expressed in the submission are noted and will be considered in the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	223,
4.1	Other Matters				
4.1.0	Consultation Process	Expresses that the interactive mapping tool did not provide the capability to allow a submitter to see what they had submitted and sent to Council; or provide the opportunity to make an overall submission about the Statement of Proposals including Draft Strategic Framework or comment on proposed overlays.	The comments expressed in the submission are noted and will be considered in the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised in the review of the draft strategic framework and drafting of the new planning scheme.	23, 24, 76, 77, 78, 413,
4.1.0	Consultation Process	Expresses thanks to Council the process that landowners were formally advised of the Statement of Proposals and draft Strategic Framework.	The comments and support expressed in the submission are noted. The new planning scheme will be drafted having regard to the comments.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	23, 24, 76, 77, 78, 413,
4.1.0	Consultation Process	Expresses that insufficient information was provided, the information was too complex to understand or the consultation was not allow for meaningful participation with the community.	Owing to the complexities in providing site specific information to all properties in the Ipswich local government area and the potential risk for anomalies in the data, it is considered more effective to enable the community to access all available information through multiple sources. Communications with the community included options of how to gain support or further information, which could be accessed: 1. from Council's website through an interactive platform to view the draft Strategic Framework and associated mapping, and information about the process, how to obtain further information and make a submission; 2. by contacting the dedicated hotline available to all members of the community to speak to professional town planning staff during office hours; 3. by emailing the dedicated enquiry address; or 4. visiting the counter at the Council Administration Building during office hours where professional town planning staff are available to answer enquiries. Extracts of information were also provided to the community (either via email or hardcopy) where they had no access to internet or experienced difficulty locating information.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	23, 24, 76, 77, 78, 107, 158, 159, 363, 175, 193, 195, 196, 210, 247, 268, 277, 287, 319, 321, 344, 353, 366, 397, 409, 410, 412, 413, 475, 492,
4.1.0	Consultation Process	Expresses that the public consultation timeframe is too short or request an extension to consultation timeframe past the 28 June 2019.	This early non-statutory public consultation of the Statement of Proposals (including draft Strategic Framework) was undertaken for a five week period commencing 27 May 2019 and formally concluding on 28 June 2019, with an extension being provided until 12 July 2019 (to facilitate formal reporting to Council) as advertised on Council's website and communicated to requesters of an extension.  As this early consultation is not required under the state's land use planning laws and is intended to seek the thoughts, concerns and suggestions of the community, Council will continue to accept late feedback for consideration in the drafting of the new Ipswich Planning Scheme.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	246, 353, 359, 366, 475, 413,
4.1.0	Consultation Process	Expresses that there was no prior consultation on the development of the Statement of Proposals (including Draft Strategic Framework).	The Statement of Proposals (including Draft Strategic Framework) is an early step in the process of the drafting the new planning scheme and is not the final Strategic Framework or a draft version of the new planning scheme. The consultation was undertaken to seek early feedback on the community's thoughts, concerns and suggestions as a demonstration of transparency and to help shape the final version of the Strategic Framework and inform the future drafting of the new planning scheme. The consultation on this very early stage of preparing a new planning scheme was not required under the state government's land use planning laws. Formal public consultation on the draft Ipswich planning scheme in accordance with the land use planning legislation (i.e. <i>Planning Act 2016</i> ) is still to occur at a later date.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	260, 277, 279, 280, 353, 409, 410, 468,
4.1.0	Consultation Process	Express the need for continued engagement with Council in the development of the new planning scheme, or in relation to specific matters.	Future consultation activities will be undertaken in accordance with the State endorsed Communications Strategy. Information about the new planning scheme and its progress through its stages is to be published on Council's website or alert services periodically.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	282, 290, 315, 318, 365, 400, 408, 413, 465,
4.1.0	Consultation Process	Expressed that the briefing session was discriminatory as it did not involve the community or organisations.	The key stakeholder briefing presentation along with the recording of the presentation was made available to the public through Council's website and social media to ensure the same information was distributed to the community. The intent of the presentation was to provide a brief of the overall document and consultation process, and not address individuals queries. Individuals were directed to the same channels as the community to seek further information and provide feedback.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	353,
4.1.0	Consultation Process	Expressed that their household or other households had not received the notification letter advising of the public consultation on the Statement of Proposals (including Draft Strategic Framework).	An open letter from the Interim Administrator of Ipswich City Council was sent to all ratepayers and residents of Ipswich. We're sorry that you did not receive your letter. Council records indicate that a letter was sent to your postal address and we have no record of the letter being returned to sender.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	246, 282, 359,
4.1.0	Consultation Process	Expresses that in the absence of elected representatives (i.e. mayor and councillors) that Council should not be progressing the new Ipswich Planning Scheme.	Public consultation for the new Ipswich Planning Scheme is to be undertaken in a two stage process in accordance with the Council adopted and state government endorsed 'Communications Strategy'. Stage 1 of public consultation (current stage) was not required under the state's land use planning legislation (the <i>Planning Act 2016</i> ). The purpose of this informal, non-statutory public consultation on the Statement of Proposals (including Draft Strategic Framework) provided early opportunity for input from the community and stakeholders to guide the drafting of the new Ipswich Planning Scheme.  Stage 2 involves the formal and statutory public consultation of the new draft Ipswich Planning Scheme in accordance with the requirements of the <i>Planning Act 2016</i> . The timeframe for Stage 2 public consultation on a formal draft of the new Ipswich Planning Scheme is estimated to occur next year, after the scheduled May 2020 local government general elections where a mayor and councillors are to be elected to represent the Ipswich community.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	10, 246, 353, 366, 468,
4.1.0	Consultation Process	Expresses that the consultation was poorly communicated to the public.	This early non-statutory public consultation on the Statement of Proposals (including draft Strategic Framework) was undertaken in accordance with Council's adopted Communications Strategy endorsed by the state government. Council utilised the following methods to communicate the public consultation with the community: 1. an individual notification being sent to residents and property owners (i.e. the open letter from the Interim Administrator of Ipswich City Council); 2. a 'notice' in the form of an open letter to the community published in the local newspaper; 3. media releases in local Ipswich newspapers; 4. series of articles through Ipswich First; 5. Planning and Development eAlert to subscribers; 6. social media posts on Council's Facebook and Twitter pages; 7. a static display in the Council Administration Building (including copy of the notice); 8. rolling advertisement on the East Street, Ipswich electronic billboard; and 9. posters at Booval, Orion, Riverlink and Redbank Shopping Centres.  The submitters comments are noted and Council is committed to continue to strive to engage with the community.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	148, 158, 159, 175, 193, 195, 210, 247, 268, 287, 319, 321, 344, 363, 397, 408, 412,
4.3.0	Current Planning Scheme Application	Expresses the view that the current planning scheme should remain in effect until the new planning scheme takes effect.	The current <i>2006 Ipswich Planning Scheme</i> will remain in effect until it is superseded by the adoption and implementation of the new Ipswich planning scheme.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	10,
4.3.0	Current Planning Scheme Matter	Expresses concern with the level of non-compliance with approvals and the inability of preventing operators from commencing uses without approval.	Matters of non-compliance and environmental nuisance resulting from current approvals are regulated and managed under current legislative frameworks, including by state agencies under environmental licences. Specific instances of non-compliance, nuisance or unlawful use are able to be reported to the relevant authority for investigation and appropriate action.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	194,
4.3.0	Editorial Matters	Expresses an opinion regarding the public notification of development applications.	The comments expressed in the submission are noted however, the comments are related to matters addressed in the <i>Planning Act 2016</i> , the <i>Planning Regulations 2017</i> and the <i>Minister's Guidelines and Rules</i> . Council is not in a position to amend State government statutory provisions.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	170,
4.3.0	General Acknowledgement	Expresses interest in the development of the new planning scheme with no identified matters of concern expressed at present, however seeks continued engagement with Council in the development of the new planning scheme.	The feedback and comments are noted and acknowledged. Future consultation activities to occur in accordance with Council's adopted and the state endorsed 'Communications Strategy'.	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	178, 206, 448,
4.4.0	New-Scheme Matters (Future Drafting)	Expresses the view that a local planning instrument should not be prescriptive but be flexible to promote innovative planning outcomes.	The comments expressed in the submission are noted. The new planning scheme will be prepared to comply with relevant legislation and will seek to balance the level of prescription when addressing state and regional planning interests, as well as local matters and infrastructure needs, whilst facilitating community and development aspirations with opportunity for innovation.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	223, 260, 277, 279, 280, 408, 409, 410,

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Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
4.4.0	New-Scheme Matters (Future Drafting)	Expresses the need to consider additional matters relevant to the development of the new planning scheme, such as the use of wording, definitions, incentives, policy or code provision suggestions.	The comments expressed in the submission are noted and will be considered in the development of the new planning scheme.	Recommend that the Manager City Design be authorised to give consideration to the matters raised during review of the new planning scheme.	60, 86, 111, 113, 126, 131, 183, 198, 223, 225, 227, 271, 281, 283, 292, 313, 320, 352, 353, 355, 364, 368, 375, 383, 404, 417, 421, 438, 442, 449, 461, 469, 473, 475, 485, 487, 488,
4.4.0	New-Scheme Matters (Future Drafting)	Expresses the view that mapping: - including overlays, appears to have been generated by inaccurate mapping processes and criteria; - including the use / application of the broken line (shifting boundary) proposed between designations, particularly against Environmental Management designated areas is not clarified in the proposed framework; or - needs to be clear, for example, it is difficult to distinguish the stream types at larger scales in OV2 Watercourses and wetlands mapping, and the legend for the Bushfire transitional areas is not correct.	Mapping is generally undertaken in accordance with the State government’s interests expressed in the State Planning Policy (SPP) and supporting mapping included on the SP Interactive Mapping System. The SPP is a statutory instrument which expresses the State government’s interests in land use planning and development, and is required to be appropriately integrated into the new planning scheme. In addition Council has reviewed, and commissioned independent mapping to ensure that mapped criteria is locally contextualised. Despite this, mapping in the SOP and Strategic Framework is not intended to provide full details at an individual property level. Further refinement of mapping is likely to occur as the new planning scheme is drafted.	Recommend that the Manager City Design be authorised to give consideration of the matters raised during review of the relevant proposed strategic framework and during drafting of the new planning scheme.	216, 292, 353, 355, 364, 406, 421, 438, 443, 451, 468, 475, 485, 487, 488,
4.5.0	Non-Scheme Matters - Community Information	Requested further information of a general nature related to development or Council projects.	Information about the new planning scheme or regarding Council projects can be found on Council’s website or additional media information is able to be obtained from the Ipswich First website: <a href="https://www.ipswichfirst.com.au/">https://www.ipswichfirst.com.au/</a>	Recommend no change to the Statement of Proposals (including Draft Strategic Framework).	462,
4.5.0	Non-Scheme Matters - Personal Opinions	Expresses the view that various opinions regarding the operation of Council or personal issues not addressed by the Strategic Framework in particular or the planning scheme in general.	The comments expressed in the submission are noted however, the comments are not related to planning scheme matters.	That no change be recommended to the Statement of Proposals (including draft Strategic Framework).	1, 4, 5, 6, 8, 9, 11, 14, 33, 36, 53, 72, 75, 82, 83, 87, 92, 94, 96, 98, 103, 115, 119, 127, 144, 160, 180, 204, 229, 245, 253, 261, 318, 323, 306, 315, 329, 336, 351, 356, 370, 377, 380, 396, 400, 435, 449, 476, 509,
4.5.0	Non-Scheme Matters - Community, Cultural and Economic Development (Community & Culture)	Expresses: - the need for specific community or cultural facilities to be provided or augmented in a timely manner; - the view that they are very impressed with the services and resources that the libraries have to offer; or - the view that there is no need for a library at Rosewood.	The matter be referred to Council’s Community and Cultural Services Branch of the Community and Economic Development Department for consideration and appropriate prioritisation.	1. The submission is referred to Council’s Community and Cultural Services Branch of the Community and Economic Development Department for consideration and where appropriate prioritisation. 2. Recommend no change to the Strategic Framework. 3. Recommend review of drafting of scheme provisions.	1, 32, 141, 253, 314, 448, 499, 500,
4.5.0	Non-Scheme Matters - Queensland Urban Utilities	Express the need for water or sewerage infrastructure to be provided or augmented in a timely manner.	The matter be referred to Queensland Urban Utilities for consideration and where appropriate prioritisation.	1. That the submission is referred to Queensland Urban Utilities for consideration and where appropriate prioritisation. 2. Recommend no change to the Strategic Framework. 3. Recommend review of drafting of scheme provisions.	69, 323, 396,
4.5.0	Non-Scheme Matters - State Interest Matters	Identified matters of State Interest that need to be determined by State Agencies, including matters relating to State government policies or mapping.	The matter be referred to the Department of State Development, Manufacturing, Infrastructure and Planning for consideration and where appropriate distributed to the relevant State Agency for their consideration and comment.	1. That the submission be referred to The Department of State Development, Manufacturing, Infrastructure and Planning. 2. That the Manager City Design be authorised to consider the advice from DSDMIP in the drafting of the Planning Scheme. 3. That DSDMIP be requested to advise the Submitter of the outcome of the referral.	12, 16, 23, 24, 27, 44, 50, 54, 55, 76, 77, 78, 79, 90, 114, 127, 130, 137, 194, 197, 214, 219, 228, 254, 261, 264, 269, 283, 285, 290, 300, 305, 314, 323, 324, 329, 341, 380, 400, 413, 425, 448, 469, 482, 502, 509,
4.5.0	Non-Scheme Matters - Infrastructure & Environment (Environment & Sustainability)	Expresses: - the need for improved street tree plantings, weed management, or the provision of improved park facilities to be undertaken in a timely manner; - support and monitoring of powerful owl population; - support for the reforestation of floodplains and gully floors to provide habitat, prevent erosion and improve water quality; - the view that Council has well maintained parks except bushland; - support for the reforestation of hill tops and ridge crests throughout the local government area to provide links and stepping stones for fauna; - the need for Council to undertake fire management of bushland and parks; or - the view that they are very pleased with the parks and playground facilities throughout Ipswich.	The matter be referred to Council’s Environment and Sustainability Branch of the Infrastructure and Environment Department for consideration and appropriate prioritisation.	Recommend that the Manager City Design: 1. be authorised to refer the submissions to Council’s Environment and Sustainability Branch of the Infrastructure and Environment Department for consideration and where appropriate prioritisation; and 2. recommend no change to the Strategic Framework. 3. Recommend review of drafting of scheme provisions.	13, 27, 28, 32, 34, 45, 64, 67, 95, 127, 144, 201, 218, 229, 314, 316, 323, 324, 328, 341, 400, 448, 455, 500, 506,
4.5.0	Non-Scheme Matters - Infrastructure & Environment (Roads)	Expresses the need for specific road works to be undertaken in a timely manner.	The matter be referred to Council’s Infrastructure Strategy Branch of the Infrastructure and Environment Department for consideration and where appropriate prioritisation.	Recommend that the Manager City Design: 1. be authorised to refer the submissions to Council’s Infrastructure Strategy Branch of the Infrastructure and Environment Department for consideration and where appropriate prioritisation and the submitter be advised accordingly; 2. to make no change to the Strategic Framework in light of the submissions; and 3. where appropriate, to review of drafting of scheme provisions in light of the submissions.	30, 31, 35, 38, 40, 43, 56, 63, 66, 69, 70, 75, 83, 84, 85, 91, 112, 116, 119, 120, 121, 122, 128, 132, 133, 138, 139, 140, 145, 143, 146, 176, 179, 187, 199, 228, 232, 261, 306, 308, 311, 331, 336, 341, 348, 354, 372, 398, 428, 448, 498, 505, 506, 509,
4.5.0	Non-Scheme Matters - Infrastructure & Environment (Stormwater)	Expresses the need for specific stormwater and drainage works to be undertaken in a timely manner.	The matter be referred to Council’s Infrastructure Strategy Branch of the Infrastructure and Environment Department for consideration and where appropriate prioritisation.	Recommend that the Manager City Design: 1. be authorised to refer the submissions to Council’s Infrastructure Strategy Branch of the Infrastructure and Environment Department for consideration and where appropriate prioritisation; 2. to make no change to the Strategic Framework in light of the submissions; and 3. where appropriate, to review of drafting of scheme provisions in light of the submissions.	69, 83, 108, 307, 335, 396,

Item 16.2 / Attachment 16.

Section	Strategic Framework Theme	Submitter Issues	Response	Recommendation to Council	Submitter No.
4.5.0	Non-Scheme Matters - Planning and Regulatory Services (Building)	Identify specific matters relating to the implementation of building regulations.	The matter be referred to Council's Building and Plumbing Branch of the Planning and Regulatory Services Department for consideration.	1. That the submission is referred to Council's Building and Plumbing Branch of the Planning and Regulatory Services Department for consideration. 2. Recommend no change to the Strategic Framework.	29, 205, 336,
4.6.0	Non-Scheme Matters - Transparency in Decision Making	Expresses that there are a lack of controls on Council's to affect Council's decision making outcome and that all development applications submitted to Council should promulgated with the community, or Council and decision makers should be more transparent.	The drafting and content of a planning scheme, and the assessment process and consultation requirements for the assessment of development applications are regulated by State government's planning legislation being the <i>Planning Act 2016</i> and subordinate <i>Planning Regulation 2017</i> .  Planning documents and development applications are made available through Council's website, and Planning and Development webpages. Council is committed to the ongoing development of transparency to public.	That no change be recommended to the Statement of Proposals (including Draft Strategic Framework).	41, 159, 174, 175, 247, 397, 405, 495,

Doc ID No: A8121606

ITEM: 16.3

SUBJECT: EXPRESSION OF INTEREST: IVOLE ERP STAGE 3 PROCUREMENT PROCESS

AUTHOR: ICT CATEGORY MANAGER

DATE: 16 JUNE 2022

### EXECUTIVE SUMMARY

This is a report concerning the iVolve Enterprise Resource Planning (ERP) procurement activity Stage 3 which is to undertake an Expression of Interest (EOI) to an open market for the completion of Council's ERP requirements. An EOI process will gather market knowledge and provide Council with the opportunity to seek a best fit for purpose solution/s to fulfill the remaining needs of the iVolve project outside of Tranche 1. A business case will be developed based on the EOI outcomes to plan the future procurement activities under the iVolve project.

### RECOMMENDATION

- 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 components required to deliver the iVolve Project and provide Council with a completed ERP system**
- B. That pursuant to Section 228(3)(b) of the Regulation, Council's reasons for making such resolution are that:**
- (i) it will allow Council to identify parties with serious interest and ability, without putting all parties to the expense of submitting full tender responses at this early stage of the project;**
  - (ii) it will save Council the expense of running a request for tender and evaluating it at this early stage of the project;**
  - (iii) it will allow Council to evaluate the financial impact of the remaining requirements.**

### RELATED PARTIES

Ipswich City Council

There are no declared conflicts of interest at this stage.

## **IFUTURE THEME**

A Trusted and Leading Organisation

## **PURPOSE OF REPORT/BACKGROUND**

The iVolve Project was commenced in 2019 with the objective to deliver Council a fit for purpose Enterprise Resource Planning system to deliver efficiencies and upgrade end of life software and consolidate multiple systems.

An ICT Platform Project – Detailed Findings Report (Stage 1) dated 9 April 2020 presented Council with 3 Options:

1. Complete Transformation to a Single Integrated Solution
2. Targeted Transformation to a Primary ERP and Select Core Systems
3. Adapt to evolving business needs being a solution based on business led and system lifecycle priorities.

A Preliminary Business Case (Stage 2) was provided by KPMG which undertook a current state assessment covering capability and challenges and suggested an approach and implementation plan to move toward a platform-based solution with prioritised capability components. KPMG also provided indicative costings for the iVolve project across a 10 year period.

The iVolve Project is currently within Stage 3 – Final Business Case and Solution Selection. The Executive Leadership Team met and approved a staged approach to meet Council's requirements for an ERP solution. Taking into consideration the current unstable end of life Oracle platform that hosts the Procurement and Finance functions, it was agreed that Council could directly approach Oracle utilising LGR s235(f) by way of Request for Quote to mitigate potential business continuity issues and move to the new Oracle Fusion (Software as a Service) platform. This activity is for Tranche 1 of the iVolve program of work. The final scope of included functions for Tranche 1 is being considered at present.

The purpose of this request is to seek a Council Resolution to perform an Expression of Interest (EOI), to seek appropriate solutions to satisfy the requirements that are within the scope of the iVolve initiative.

## **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**

The risk to Council is to highlight the risks associated with ageing and unsupported systems and the inefficiencies engendered by systems that drive users to make use of manual



processes to accommodate a lack of functionality. In addition, the ICT environment will not have adequate ERP availability and security prevention which will impact on business continuity and customer satisfaction. Finally, the opportunity to reduce operating costs through system rationalisation, greater integration, process automation and a reduction in costs of printing will not be achieved.

The ability to release an EOI to the market will allow Council to undertake a comparison of services offerings against the identified risks and make informed decisions on the best approach to complete the iVolve project.

## HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Recommendation A states that pursuant to Section 228(3)(a) of the Regulation it would be in the public interest to invite expressions of interest before inviting written tenders for the provision of solutions to complete Council iVolve project.
(b) What human rights are affected?	No human rights are affected by the decision to proceed to Expression of Interest because no person has been engaged to undertake these works
(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 EOI will assist in identifying the current market value of the systems Council needs to procure to fulfill the requirements of the iVolve Project.

A Probity Advisor has been engaged to ensure correct probity principles are followed throughout the iVolve Procurement stages.

External Legal Services have been engaged to provide specific QITC expertise in the formation of contracts across the Procurement Stages.

The initial costs of any agreed arrangements will be funded through the identified iVolve budget.

## **COMMUNITY AND OTHER CONSULTATION**

The Executive Leadership Team has been consulted and has agreed to the iVolve Procurement Strategy with the Strategic Tender Evaluation Plan (STEP) being endorsed and approved by the CEO on 17 June 2022.

The iVolve Procurement strategy advice has been released on QTenders to alert the market of Council's intention to undertake a multi staged procurement process approach.

Council employees are being updated by the iVolve Project Sponsor through communications on email and The Wire and briefing sessions as required.

## **CONCLUSION**

It is requested that Council resolve to endorse the EOI approach to market to inform the Final Business Case of the iVolve ERP Project.

Jacquie Whitham

**ICT CATEGORY MANAGER**

I concur with the recommendations contained in this report.

Richard White

**MANAGER, PROCUREMENT**

I concur with the recommendations contained in this report.

Sylvia Swalling

**CHIEF INFORMATION OFFICER**

I concur with the recommendations contained in this report.

Jeffrey Keech

**ACTING GENERAL MANAGER (CORPORATE SERVICES)**

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Doc ID No: A8119697

ITEM: 16.4

SUBJECT: MOTIONS FOR 2022 LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND  
CONFERENCE

AUTHOR: MANAGER, EXECUTIVE SERVICES

DATE: 13 JULY 2022

### **EXECUTIVE SUMMARY**

This is a report concerning proposed motions to be submitted to the 2022 Local Government Association of Queensland (LGAQ) Annual Conference.

### **RECOMMENDATION/S**

- A. That Council approve Motion 1 as detailed in Attachment 1 of the report by the Manager Executive Services dated 13 July 2022 to be submitted to the 2022 LGAQ Conference.**
- B. That Council approve their support for Motion 2 as detailed in Attachment 2 of the report by the Manager Executive Services dated 13 July 2022 to be submitted to the 2022 LGAQ Conference.**
- C. That Council approve Motion 3 as detailed in Attachment 3 of the report by the Manager Executive Services dated 13 July 2022 to be submitted to the 2022 LGAQ Conference.**

### **RELATED PARTIES**

- Mayor and Councillors
- Chief Executive Officer
- Executive Leadership Team

### **IFUTURE THEME**

Vibrant and Growing

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

Each year local governments have the option of submitting motions on particular matters of concern to the LGAQ Conference for debate and follow up. These motions consist of either Part 1 or Part 2 motions. Part 1 motions are a review of LGAQ's Policy Statement and Part 2 motions are any new motions for discussion and consideration at the conference.

It is a requirement that any motions forwarded to the LGAQ for inclusion on the conference agenda need to have been approved by Council prior to submission. Submission of motions for the 2022 LGAQ Conference close on Wednesday, 10 August 2022. Confirmation that the motion is approved by council is required before it is deemed eligible to proceed to be considered at the conference.

#### **LEGAL/POLICY BASIS**

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

#### **RISK MANAGEMENT IMPLICATIONS**

Council has an obligation to contribute towards the continuous improvement of Local Government. It is considered appropriate for us to contribute by putting forward issues that are both important to Ipswich and other Local Governments in Queensland.

#### **HUMAN RIGHTS IMPLICATIONS**

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	The decision to endorse a motion supporting future advocacy for another organisation.
(b) What human rights are affected?	Nil
(c) How are the human rights limited?	There will be no impact to human rights as the proposed motion/s does not make a decision and only endorses another government organisation to be lobbied.
(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 financial or resource implications associated with this report.




#### **COMMUNITY AND OTHER CONSULTATION**

The attached motions have been socialised with the Mayor, Councillors, Chief Executive Officer and the Executive Leadership Team of Ipswich City Council.

## CONCLUSION

The Local Government Association of Queensland (LGAQ) have called for motions for their annual conference being held in October. A council decision approving any motion is required in order for the motion to be considered by member councils at the annual conference.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Motion 1 - Commonwealth Legal Financial Assistance Scheme	<a href="#">↓</a> 
2.	Motion 2 - QCRC Funding (Logan CC)	<a href="#">↓</a> 
3.	Motion 3 - Prohibited Development	<a href="#">↓</a> 

Wade Wilson

**MANAGER, EXECUTIVE SERVICES**

I concur with the recommendations contained in this report.

Barbara Dart

**ACTING GENERAL MANAGER COORDINATION AND PERFORMANCE**

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## 2022 LGAQ Annual Conference – Motions template

Please use this template to prepare and submit your motion using the link below.  
Please use text only – no images or tables.

<b>Who is the key contact for this motion?</b> (required)	Kaye Cavanagh – Manager, Environment and Sustainability Infrastructure and Environment Department <a href="mailto:kaye.cavanagh@ipswich.qld.gov.au">kaye.cavanagh@ipswich.qld.gov.au</a>
<b>Do you have a contact at the LGAQ for this motion?</b> (optional)	
<b>Submitting council</b> (required)	Ipswich City Council
<b>Supporting organisation (if applicable)</b>	
<b>Council resolution #</b> (required)	TBA
<b>Date of council resolution</b> (required)	28/07/2022
<input type="checkbox"/> Does this motion have state-wide relevance? Yes	
<b>Title of motion</b> (required)	<b>Commonwealth Legal Financial Assistance Scheme (Native Title) - Withdrawal of funding.</b>
<b>Motion</b> (required)	That the LGAQ lobby the Federal Government to reconsider the proposed cutting of the Commonwealth Attorney General's Financial Assistance Scheme under the <i>Native Title Act 1993</i> (Cth)(NTA).
<b>What is the desired outcome sought?</b> (required) 200 word limit	The Attorney General's Assistance Scheme under the NTA be allowed to continue to provide necessary funding to respondent Councils.
<b>Background</b> (required) 350 word limit	Local Governments are automatically joined as respondents when a Native Title claim affecting the Local Government Area is lodged in the Federal Court. Local Governments have been able to access funding to participate in the claim process under the Commonwealth Attorney General's Financial Assistance Scheme under s 213A of the NTA. ICC has recently been informed (through our legal representative – Holding Redlich) that the Commonwealth intend to discontinue the scheme. This will mean that local governments, such as ICC will be required to fund their



own litigation or not participate should internal funding be inadequate to participate.

Councils' involvement includes the identification of their interests; the consideration of tenure history information and the extent of public works to ascertain where native title exists or is extinguished; and to reach agreement on the relationship between the exercise of native title rights and interests and councils' interests. This is a highly complex assessment requiring legal assistance and expertise to apply the relevant provisions of the NTA to the relevant facts in each native title proceeding. Unrepresented participants are at a significant disadvantage and risk not having their tenure, infrastructure and other interests recognised in the determination process.

It is critical that, like the State and Commonwealth governments, local governments have an equal opportunity to participate in native title proceedings to ensure that determinations that are made include terms that adequately address their own interests and those of their local communities. Without legal representation there is a likelihood that councils could simply not be able to navigate this complex jurisdiction and that heightened stress would be placed on the Federal Court and the National Native Title Tribunal's management processes. This is especially true of smaller regional Councils who do not have large budgets.



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## 2022 LGAQ Annual Conference – Motions template

Please use this template to prepare and submit your motion using the link below.  
Please use text only – no images or tables.

<b>Who is the key contact for this motion?</b> (required)	Kirsten Pietzner, Advocacy Program Leader ICT Office of the Director <a href="mailto:KirstenPietzner@logan.qld.gov.au">KirstenPietzner@logan.qld.gov.au</a> 07 3412 5327
<b>Do you have a contact at the LGAQ for this motion?</b> (optional)	Amanda Dryden
<b>Submitting council</b> (required)	Logan City Council
<b>Supporting organisation (if applicable)</b>	Currently seeking support from members of: • SEQCRA (South-east Queensland Climate Resilient Alliance): Brisbane City Council; Gold Coast City Council, Ipswich City Council, Lockyer Valley Regional Council, Moreton Bay Regional Council, Noosa Council, Redland City Council, Scenic Rim Regional Council, Sunshine Coast Council and Toowoomba Regional Council; and • Rivers to Reef Climate Resilient Alliance: Cairns Regional Council, Mareeba Shire Council, Tablelands Regional Council and Yarrabah Aboriginal Shire Council.
<b>Council resolution #</b> (required)	
<b>Date of council resolution</b> (required)	28/07/2022
<input checked="" type="checkbox"/> Does this motion have state-wide relevance? Yes	
<b>Title of motion</b> (required)	Continue the Queensland Climate Resilient Councils (QCRC) Program and its initiatives to support Queensland local governments
<b>Motion</b> (required)	The LGAQ calls on the State government to: 1. Extend the Queensland Climate Resilient Councils (QCRC) program and services for 3 years with increased funding; 2. Extend the Climate Resilient Alliances with coordination roles supported for three years (and extending current pilots); and





	<p>3. Pilot further stages of the Climate Risk Management Framework, and/or consider piloting the framework for multiple hazards.</p>
<p><b>What is the desired outcome sought?</b> (required) 200 word limit</p>	<p>The outcome sought is a continuation of the successful QCRC Program for a further 3 years.</p> <p>Outcomes of the QCRC program to date has included strengthened capacity, decision making and governance for effective and efficient climate responses by participating Councils.</p> <p>Specifically, the QCRC has resulted in:</p> <p><i>Establishment of regional alliances</i> – which has accelerated action by councils, bringing together skills, innovative and regional projects beyond the scale of individual councils – reducing duplication of work and returning cost savings. They leverage shared objectives and achieve stronger, consistent outcomes for the council(s) and their communities.</p> <p><i>Piloting of the Climate Risk Management Framework</i> - climate risk planning supported by the State has focused on coastal councils and disaster management planning. The Framework provides a holistic approach to climate-related risks and opportunities, associated with adapting to physical hazards, emissions reduction, transition to a low carbon economy and council operations.</p> <p>Continued funding of the QCRC program for a further 3 years would enable these initiatives to continue. Engagement with Councils on services provided under the QCRC is important to ensure that it continues to meet Council needs.</p>
<p><b>Background</b> (required) 350 word limit</p>	<p>Queensland's climate is changing. Council's ability to proactively manage climate risk, mitigate impacts, create adaptation pathways require skilled staff's time and resources. The scale of the problem is such that no individual council can address it on their own, particularly resource constrained local governments.</p> <p>The QCRC program strengthens councils' skills and capacity to plan for and respond to the challenges and opportunities arising from climate change.</p> <p>To date 55 of Queensland's 77 councils have participated, receiving training, expert briefings, networks, funding opportunities and governance assessments which have built capacity and confidence to act.</p>



Logan City Council participated in the QCRC Governance Assessment and led the SEQ Climate Resilient Alliance Pilot.

Climate change doesn't discriminate, and its impacts are as varied as Queensland councils are. To date, much work has focused on coastal councils adapting to coastal hazards and disaster management planning. There now needs to be a shift towards climate resilience, including emissions reduction and adaptation for all councils.

With the Queensland Government committing to 30% emissions reduction below 2005 levels by 2030, continuing the QCRC program and services will help achieve these ambitious goals, unlocking investment and local momentum.

With the climate-positive 2032 Olympic Games, it can identify supportive actions in host locations, destinations, and regions.

Historically, councils looked inward in relation to climate change and influencing community. The SEQCRA pooled resources and tapped into greater collective knowledge.

The National Climate Resilience and Adaptation strategy acknowledges the role that local government plays in localising the adaptation response. While the United Nations Sustainable Development Goal 11 focuses on making cities inclusive, safe, resilient and sustainable.

For continued prosperity of our communities, environment and economy, Councils should have access to continued support through QCRC to embed climate resilience in decision making and adaptation actions for the community.



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## 2022 LGAQ Annual Conference – Motions template

Please use this template to prepare and submit your motion using the link below.  
Please use text only – no images or tables.

<b>Who is the key contact for this motion?</b> (required)	Brett Davey, Manager City Design <a href="mailto:brett.davey@ipswich.qld.gov.au">brett.davey@ipswich.qld.gov.au</a>
<b>Do you have a contact at the LGAQ for this motion?</b> (optional)	
<b>Submitting council</b> (required)	Ipswich City Council
<b>Supporting organisation</b> (if applicable)	
<b>Council resolution #</b> (required)	TBA
<b>Date of council resolution</b> (required)	28/07/2022
<input type="checkbox"/> Does this motion have state-wide relevance? Yes	
<b>Title of motion</b> (required)	Prohibited Development and Modern Planning Schemes
<b>Motion</b> (required)	The LGAQ calls on the State Government to review the Planning Act 2016 and the Planning Regulation 2017 to consider the inclusion of prohibited development categories in Local Planning Instruments.
<b>What is the desired outcome sought?</b> (required) 200 word limit	<p>The Planning Framework under the Planning Act 2016 is a performance based planning framework, and recognise the benefits that brings to the planning system.</p> <p>It is appreciated that the planning system has not featured a prohibition within Local Planning Schemes for more than 20 years. However, on reflection, it considered that prohibition is something that could provide certainty to the community and the development industry to ensure that:</p> <ul style="list-style-type: none"> <li>• The community and the development industry are not subject to uncertainty in respect to the pursuit of clearly incompatible proposals;</li> <li>• Clearly incompatible uses are avoided; and</li> <li>• Both application and appeal costs are avoided.</li> </ul>



#### Background

(required) 350 word limit

The Planning Framework under the Planning Act 2016 (the Act) is a performance-based planning framework. In accordance with the Act and the Ministers guidelines and rules relating to the preparation of Planning Schemes, a Planning Scheme cannot include 'Prohibition' as a category of Development. Prohibition can be included in the planning system, but only at a State level (by legislation or similar instrument by the Queensland Government).

In addition, it is important to note that in preparing and implementing a new Planning Scheme, there are a range of checks and balances to ensure that a Planning Scheme meets the legislative requirements and addresses the defined State Interests of the Queensland Government. In practical terms, this means that the Queensland Government has the ultimate say on the content of all Local Planning Schemes, including matters relating to Level of Assessment. If a Planning Scheme does not meet the legislative requirements and addresses the defined State Interests of the Queensland Government it will not be approved by the Queensland Government (through the Minister for State Development, Infrastructure, Local Government and Planning).

Based on the discussions with the Council to date, including those discussions at an open meeting of the Council, it is considered timely to raise the issue of Prohibition with the Queensland Government.

Relevant examples of prohibition that would be relevant at a local level could include:

- Special, extractive or high impact industry (including nuclear industry) in a residential zone
- Motorsport in a residential zone
- A dwelling house (non caretaker) in an industrial zone
- A funeral home or crematorium in a residential zone

Doc ID No: A8182662

ITEM: 16.5  
SUBJECT: RESOLUTION OF OUTSTANDING RATES  
AUTHOR: ACTING CHIEF FINANCIAL OFFICER  
DATE: 13 JULY 2022

#### **EXECUTIVE SUMMARY**

This is a report concerning the resolution of outstanding rates and charges for land which is the subject of ongoing legal proceedings. Due to the nature of those proceedings, their background and details are provided in a confidential attachment.

#### **RECOMMENDATION/S**

**That Council resolve under section 257(1)(b) of the *Local Government Act 2009* to delegate the power to the Chief Executive Officer, to be authorised to negotiate and finalise the outstanding rate matter and to do any other acts necessary to implement Council's decision, as generally outlined in Confidential Attachment 1.**

#### **RELATED PARTIES**

Refer to Confidential Attachment 1.

#### **IFUTURE THEME**

A Trusted and Leading Organisation

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

This report provides background and details of outstanding rates and charges for land which is the subject of ongoing legal proceedings as well as instructions and delegated power for the Chief Executive Officer, in relation to those proceedings.

#### **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**

Refer to Confidential Attachment 1.

## HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Recommendation A provides delegated the power to the Chief Executive Officer to resolve an outstanding rates matter.
(b) What human rights are affected?	This decision does not impact an individual.
(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

Refer to Confidential Attachment 1.

## COMMUNITY AND OTHER CONSULTATION

No community consultation has been undertaken in relation to this report.

## CONCLUSION

That the Chief Executive Officer resolve the outstanding rates matter, as generally outlined in Confidential Attachment 1.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

	CONFIDENTIAL
1	Confidential Attachment 1
2	Confidential Attachment 2

Paul Mollenhauer

**ACTING CHIEF FINANCIAL OFFICER**

I concur with the recommendations contained in this report.

Jeffrey Keech

**ACTING GENERAL MANAGER (CORPORATE SERVICES)**

I concur with the recommendations contained in this report.

Sonia Cooper

**CHIEF EXECUTIVE OFFICER**

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Doc ID No: A8175131

ITEM: 16.6

SUBJECT: MONTHLY FINANCIAL PERFORMANCE REPORT - JUNE 2022

AUTHOR: ACTING CHIEF FINANCIAL OFFICER

DATE: 13 JULY 2022

### **EXECUTIVE SUMMARY**

This is a report concerning Council's financial performance for the period ending 30 June 2022, submitted in accordance with section 204 of the *Local Government Regulation 2012*.

### **RECOMMENDATION/S**

**That the report on Council's financial performance for the period ending 30 June 2022, 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 as at 30 June 2022. The draft actual results presented are compared against the amended budget which Council approved in April.

The total draft net result (including capital revenue) for Ipswich City Council as at 30 June 2022 is \$96.6 million compared to the full year budget of \$106 million.

Council's draft operating deficit (excluding capital revenue) is approximately \$321k compared to the full year budget deficit of \$1 million. It is possible that the deficit may change once the Queensland Audit Office confirms the accounting approach taken by Finance in relation to certain transactions which are discussed further in the report.

Overall, capital expenditure including the Nicholas Street Redevelopment is \$18.5 million under budget. Asset donations as at 30 June 2022 are \$2 million below the full year budget.

### *Revenue*

Operating revenue was approximately \$6.9 million (2.1%) over budget primarily due to additional fees and charges revenue, operational grants revenue and other revenue.

Rates and utilities revenue was under budget by \$663k for the full year. This primarily relates to an adjustment in property valuation from vacant land to primary production land, which was backdated to prior years.

Fees and charges were above budget in June by \$1.9 million and are ahead of budget \$3.1 million for the year. The year to date variance primarily relates to Town Planning and Development Fees which are \$1.9 million over budget, Waste Disposal Fees which are \$790k over budget and animal registration and food licencing revenue which are \$678k over budget. The over budget amount is partially offset by reduced parking and compliance revenue.

Total grant revenue is over budget approximately \$2 million. Operating grants are \$4.2 million over budget which is partially offset by \$2.2 million under budget relating to capital grants. The operating grant variance primarily relates to a portion of the 2022-2023 Financial Assistance Grant received in Corporate Services (CS) and Infrastructure and Environment Department (IED). In recent years councils' have received 50% of the following year's allocation prior to 30 June, this year the Federal Government have released 75% of the 2022-2023 allocation prior to 30 June.

Other revenue is above budget primarily relating to gain on asset revaluation of \$11.6 million. This includes the recognition of a \$9.3 million revaluation gain from roads, bridges and footpaths asset class and \$2.4 million revaluation gain from investment property land. Other factors contributing to this favourable variance include unbudgeted Queensland Local Government Workcare surplus distribution and workcover reimbursements, higher than expected interest on investments and Ti-Tree BioEnergy community contributions fees higher than expected.

Donated asset and cash contributions revenue are approximately \$353k under the full year budget, asset donations are \$2 million under budget and is partially offset by cash donations being \$1.6 million over budget. The additional cash contributions recognised in June 2022 includes \$4.4 million relating to Ripley PDA which were previously held in trust.

### *Expenses*

Overall operating expenses are approximately \$6.2 million (1.8%) over the full year budget.

Employee expenses (including labour contracts) were above budget again in June and are now \$5.5 million over budget for the year, an increase of approximately \$425k from May. As mentioned throughout the year, the overspend includes increased overtime relating to the flood recovery effort of \$536k which may be recovered from the QRA, the use of labour contracts, higher overtime across Council, and less annual leave taken than budgeted. Council has also used internal crews and contingent staff to deliver mowing services instead of externally contracting the works. In addition, the results include approximately \$346k of expenditure transferred from capital relating to the change in accounting treatment of SaaS

and \$654k relating to the increase in leave balances from the 2.5% increase applied to salaries for the majority of council.

Materials and services (excluding labour contracts) is \$4.6 million over the full year budget. The variance compared to budget has increased by \$6.2 million since May. There was an additional spend on flood recovery in June of \$600k bringing the total materials and services spend on the flood disaster to \$3.1 million. In addition to the spend relating to flood recovery, there was additional legal expenditure incurred relating to the appeals of the waste development applications, iVolve costs of \$829k were transferred from capital to operational expenses due to a change in accounting policy, and \$500k relating to kerbside collection. The budget for materials and services also includes an efficiency savings target of approximately \$1.2 million for the year.

The overspend in materials and services is partially offset by underspends in the Community, Cultural and Economic Development Department (CCED) primarily relating to Safe City and Asset Protection, Office of Economic Development and Events, as well other underspends across the Department.

Other expenses are over budget \$19.7 million for the year, primarily due to:

- The accounting impairment and revaluation loss on the CBD investment properties of \$11.7 million. As the CBD investment properties remained largely untenanted at 30 June 2022, the accounting standards require their value, at the end of June, be assessed based on this assumption. It is expected that this revaluation loss will reverse in future periods as the activation of the precinct is increased.
- A \$2.4 million write-off of software as a service (SaaS) projects resulting from a change in accounting treatment.
- Additional costs of \$1.6 million relating to the re-capping the Whitwood Road landfill. \$600k of this relates to work that will be performed in the 2022-2023 financial year but was required to be provided for at 30 June 2022.

Depreciation is below budget in 2021-22 following an update to useful lives for road, bridges, and footpath assets in August as part of the revaluation process. Additionally, some fleet assets useful lives were extended which resulted in a further reduction to depreciation. The reduction in depreciation was partially offset by a catchup of depreciation relating to the change in accounting policy of the land improvements asset class.

#### *Flood recovery expenditure*

The YTD spend on flood recovery is approximately \$6.5 million, including \$1.8 million incurred in June. Of this spend, \$1.9 million relates to employee expenses, however, only the portion relating to overtime, approximately \$536k, and contract labour is a true additional spend, the remainder is ordinary time diverted from business-as-usual activities to flood recovery activities. \$3.8 million has been spent on materials and services with a focus on repairing damage to community areas including parks and waterways. The remainder relates to other and internal expenses.

Of the \$6.5 million incurred as flood recovery, based on a high-level estimate, approximately \$4.0 million is anticipated to be recoverable from the QRA. Further review of the costs continues to be undertaken as part of collating claims to QRA which will provide more clarity of the amount recoverable.

In previous months an advance payment of \$1 million from QRA was recognised as revenue. Finance has determined that this advance payment cannot be recognised as revenue in the 2021-2022 financial year and will now be recognised as revenue in the 2022-2023 financial year. We are working with QAO to confirm this accounting treatment.

An advance payment of \$300k was received related to Category D Local Recovery & Resilience to assist in undertaking relief, recovery and resilience activities across impacted communities. It is expected that this funding will be fully utilised by June 2024.

Additionally, a pre-approval payment of \$55k has been received for immediate reconstruction works carried out at Augustine Heights related to a stormwater failure.

A number of Category D special package funding has been announced (some guidelines remain pending) whereby Council and community groups will be able to apply for assistance. Some of these packages include:

- Community and Recreational Assets (incl. sport, council parks, national parks) – to clean up, repair and improve the resilience of damaged community and recreational assets
- Betterment (Roads & Transport) – to improve the resilience of flood damaged essential public assets
- Environmental Recovery – includes riverine recovery
- Resilient Homes Fund – The voluntary home buy-back program will be a State program and decision, but some components *may* be channelled through Council

### *Capital Expenditure*

The total full year capital expenditure (including the Nicholas Street Redevelopment) is \$119.8 million compared to the budget of \$138.4 million. Any accounting adjustments mentioned elsewhere in the report have been negated from these numbers to give an indication of the true spend compared to the amount budgeted for these projects.

As at the end of June 2022, after the budget amendment, the Nicholas Street Precinct Redevelopment is \$7.2 million below budget due to; delays in Civic Project works being deferred to 2022-2023 (\$1.5 million), delays in finalising leases with tenants of the Eats Precinct delaying the fit out works (\$1.2 million), and savings of \$1.3 million related to Nicholas Street Precinct streetscapes captured in Civic.

IED capital expenditure is \$89.8 million compared to the budget of \$98.3 million. The underspend is primarily related to three key areas. Firstly, \$2.5 million underspend related to the resurfacing program due to contractor resourcing issues and poor weather. Secondly, there are both savings and delays totalling \$2.2 million relating to the Whitwood Rd Nth Disturbed Land Management project. Thirdly, Waste infrastructure projects including no payments this financial year for the Materials Resource Facility (\$1.8 million underspent). Other projects that are under budget YTD due to delays in commencement, poor weather

and relocation issues include; Pettigrew St drainage project (\$1 million underspent), Hayne St drainage project (\$612k underspent) and gravel resheeting (\$868k underspent).

#### *Cash Balances*

Council's cash and investment holdings continue to be above forecast relating to an advance payment of the State Government Waste Levy (4 years) \$33.8 million, Ripley Valley PDA contributions \$11.6 million (previously held in trust) and a Department of Infrastructure grant of \$5.2 million.

#### **LEGAL/POLICY BASIS**

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

#### **RISK MANAGEMENT IMPLICATIONS**

The operational costs of the flood recovery remain an ongoing issue to be monitored and reported into the next financial year. The impacts on the capital program will also be reported on as capital resources are redirected towards the flood recovery activities. It is noted that the first of the capital works repairs were performed in April with a focus on bin replacement and natural areas.

The operating result being a \$321k deficit against a budgeted deficit of \$1 million is favourable, however it is bolstered by better than expected grant revenues and fees and charges. Off-setting against this is expenditure related to flood recovery as well as legal expenses and changes in the accounting treatment of some SaaS projects.

Rates revenue ended up slightly below budget resulting from a refund, Council is continuing to see reduced growth in the number of new residential properties compared to forecast. This has been offset in revenue through a couple of new larger commercial properties. An assessment of budget versus actual growth for 2021-2022 will be included with the August financial performance report. The growth trends in residential properties have been fed into the assumptions that form part of our next year budget build. Residential growth will continue to be an area of risk for the draft 2022-2023 Budget.

Finance will continue regular reporting into the new financial year, including annual leave taken against budget, to the Executive Leadership Team as part of continued monitoring of FTEs, vacancies, overtime and forecast employee expenses.

Overspends in labour and labour contracts of \$5.5 million for the year remain a focus. As discussed through the 2022-2023 draft budget development, the risk of labour expense is carried into the new financial year through unbudgeted positions and it was agreed by General Managers that this risk would be managed within the 2022-2023 draft labour budget allocations.

There will need to be close monitoring of expenditure (materials and services and labour) in 2022-2023 to achieve the \$3.4 million of efficiency savings included in the draft 2022-2023 Budget.

In June 2022 \$2.4 million of previously capital SaaS products were expensed to the asset write-off account. This was in relation to a new accounting determination. As these costs appear in the asset write-off account, the \$2.4 million does not currently form part of the \$321k operating deficit. The accounting treatment will be discussed further with the Queensland Audit Office and if it is decided that this should form part of our operating position, council's operating deficit will increase to approximately \$2.7 million.

As part of the end of financial year process, a number of out of the ordinary adjustments have been processed, including;

- Transferring some of the software as a service products from a capital asset to the asset write-off account due to a new accounting determination
- Transferring landscaping assets previously recognised as an asset to the asset write-off account due to a change in accounting policy. Some of this write-off has been applied against prior periods.
- Impairment of Nicholas Street Precinct buildings (Metro A, Metro B, Eats and Commonwealth Hotel and Venue)
- Recognition of developer contributions relating to the Ripley PDA

It is important to note that the operating surplus may change slightly as these draft results contain accounting adjustments which are still to be confirmed by the Queensland Audit Office. The accounting adjustments to be confirmed include the recognition of revenue to be received from QRA, the expensing of software as a service products, the recognition of impairment of the flood affected assets, and the Urban Utilities share of profit from the 2021-22 financial year.

## **HUMAN RIGHTS IMPLICATIONS**

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

## **FINANCIAL/RESOURCE IMPLICATIONS**

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 in the 2022-2023 financial year as part of Council's regular governance and reporting process.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Monthly Performance Report - June 2022 <a href="#">↓</a> 
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Paul Mollenhauer

**ACTING CHIEF FINANCIAL OFFICER**

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

JUNE 2022

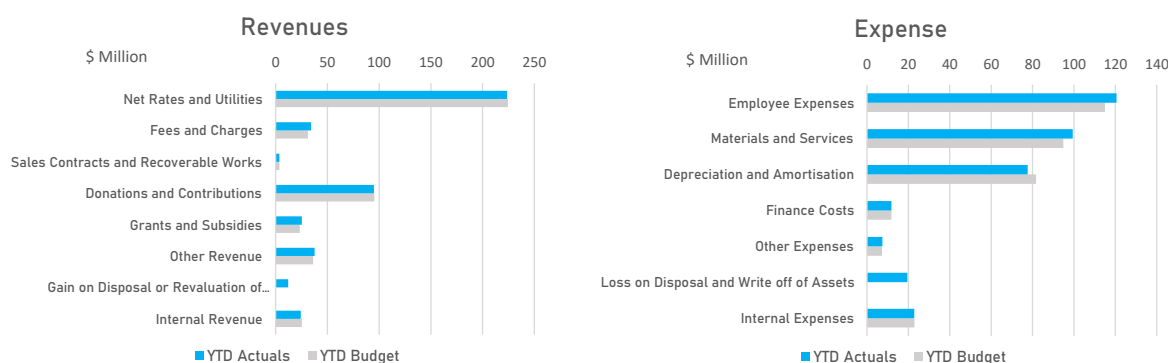


## FINANCIAL EXECUTIVE SUMMARY

JUNE 2022

	YTD				Annual	
	Actuals	Current Budget	Variance	Variance	Current Budget	Trend from MAY 2022
	\$'000s	\$'000s	\$'000s	%	\$'000s	
Operating Revenue	339,403	332,522	6,881	2.1%	332,522	▲
Operating Expense	339,724	333,569	(6,155)	(1.8%)	333,569	▼
Operating Surplus/(Deficit)	(321)	(1,047)	726	(69.3%)	(1,047)	▼
Capital Revenue	115,990	107,046	8,944	8.4%	107,046	▲
Other Capital Income (Asset disposals)	(2,271)	0	(2,271)	N/A	0	▼
Capital Loss (Asset write-off)	16,828	0	(16,828)	N/A	0	▼
Net Result	96,570	105,999	(9,429)	(8.9%)	105,999	▼

Construction Program and Asset Purchase	98,562	109,926	11,364	10.3%	109,926	▼
CBD	21,273	28,425	7,152	25.2%	28,425	▲
Donated Assets	67,749	69,716	1,967	2.8%	69,716	▲
Total Capital Expenditure	187,584	208,067	20,483	9.8%	208,067	▼

**Net Result**

The total Net Result (including capital revenues) for Ipswich City Council as at 30 June 2022 is \$96.6 million compared to the YTD budget of \$106 million. Council's operating deficit (excluding capital revenue) is approximately \$0.3 million compared to the YTD budget deficit of \$1 million.

**Operating revenue is \$6.9 million above the YTD budget**

The \$6.9 million variance is made up of: net rates and utilities \$663k under budget, fees and charges \$3.1 million over budget, operational grant revenue \$4.2 million over budget, other revenue \$709k over budget, sales contracts and recoverable works \$32k over budget, interest revenue \$536k over budget, and internal revenue \$1.1 million under budget. These items are discussed further in this report.

**Operating expenses are \$6.2 million above the YTD budget**

The \$6.2 million variance is made up of: employee expenses including labour contracts \$5.5 million over budget, materials and services \$4.6 million over budget, other expenses \$152k over budget, depreciation and amortisation \$4.1 million under budget, finance costs 66k over budget, and internal expenses \$153k under budget. These items are discussed further in this report.

**Capital Expenditure**

Capital expenditure including CBD as at 30 June is \$18.5 million below the YTD budget. Approximately \$119.8 million has been expended to 30 June compared to the YTD capital expenditure budget of \$138.4 million.

- The Infrastructure Program actual expenditure was below the June budget by approximately \$8800 million. Actual YTD costs are \$77.3 million compared to the current YTD budget of \$83.5 million.

- CBD redevelopment is approximately \$7.2 million under budget. Actual YTD costs are \$21.3 million compared to the current YTD budget of \$28.4 million. The decrease in the budget for the CBD redevelopment relates to a budget amendment processed in April 2022.

Asset donations as at 30 June are \$2 million over the YTD budget. Approximately \$67.7 million has been recognised to 30 June compared to the YTD donated assets budget of \$69.7 million.

FINANCIAL EXECUTIVE SUMMARY

JUNE 2022

	YTD				Annual		Note	Variance \$'000s by Department					
	Actuals \$'000s	Current Budget \$'000s	Variance \$'000s	Variance %	Current Budget \$'000s	Trend from MAY 2022		CP	CS	CE	IE	IWS	PR
<b>Revenue</b>													
Net rates and utilities charges	223,693	224,356	(663)	(0.3%)	224,356	▼	1	N/A	(864)	N/A	(2)	202	0
Fees and charges	34,270	31,194	3,076	9.9%	31,194	▲	2	N/A	646	147	(326)	789	1,820
Government grants and subsidies	25,267	23,312	1,955	8.4%	23,312	▼	3	0	1,521	120	70	0	243
Internal revenue	24,207	25,316	(1,109)	(4.4%)	25,316	▼	4	N/A	(1,463)	119	(55)	291	0
Other revenue	53,327	39,993	13,334	33.3%	39,993	▲	5	154	783	163	12,061	83	90
Donations and contributions	95,043	95,396	(353)	(0.4%)	95,396	▲	6	0	N/A	325	(678)	N/A	N/A
<b>Total Revenue</b>	<b>455,807</b>	<b>439,567</b>	<b>16,240</b>	<b>3.7%</b>	<b>439,567</b>	<b>▲</b>		<b>154</b>	<b>623</b>	<b>874</b>	<b>11,070</b>	<b>1,365</b>	<b>2,153</b>
<b>Expense</b>													
Employee expenses	114,434	113,030	(1,404)	(1.2%)	113,030	▲	7	638	123	150	(1,074)	(1,416)	175
Labour contracts	6,147	2,009	(4,138)	(206.0%)	2,009	▼	7	(210)	(290)	(166)	(3,618)	122	25
Materials and services	99,436	94,796	(4,640)	(4.9%)	94,796	▼	8	160	(2,337)	1,373	(1,879)	(905)	(1,050)
Internal expenses	22,810	22,962	152	0.7%	22,962	▼	9	5	21	(42)	(1,378)	1,554	(6)
Other expenses	38,825	19,094	(19,731)	(103.3%)	19,094	▼	10	68	(2,608)	(171)	(16,476)	(232)	(311)
Depreciation & amortisation	77,585	81,678	4,093	5.0%	81,678	▲	11	2	656	(58)	3,897	(404)	0
<b>Total Expenses</b>	<b>359,237</b>	<b>333,569</b>	<b>(25,668)</b>	<b>(7.7%)</b>	<b>333,569</b>	<b>▼</b>		<b>663</b>	<b>(4,435)</b>	<b>1,086</b>	<b>(20,528)</b>	<b>(1,281)</b>	<b>(1,167)</b>
<b>Net Result</b>	<b>96,570</b>	<b>105,998</b>	<b>(9,428)</b>	<b>(8.9%)</b>	<b>105,998</b>	<b>▼</b>		<b>817</b>	<b>(3,812)</b>	<b>1,960</b>	<b>(9,458)</b>	<b>84</b>	<b>986</b>



Revenue

1. Rates and utilities are below budget estimations as a result of an adjustment in property valuation from vacant land to primary production land which was backdated to a prior year.
2. Fees and charges continue to be ahead of budget with most fee types yielding positive results, in particular town planning and development fees, waste disposal fees and health animal cemetery fees. Traffic and regulation fees are the exception primarily due to lower parking and compliance revenue.
3. Grants revenue over budget relates to the early payment of a portion of the 22/23 Financial Assistance Grant in CS and IE.
4. Internal revenue behind budget for tax equivalents revenue as a result of the Ipswich Waste Tax Equivalents refund on lodgement of the income tax return.
5. Other revenue over budget due to gain in asset revaluation of \$11.6 million including roads, bridges and footpaths (\$9.3 million) and investment properties (\$2.4 million). Also over budget related to unbudgeted Qld Local Government Workcare surplus distribution and workcover reimbursements, interest on investments and Ti-Tree BioEnergy community contribution fees higher than expected.
6. Donations and Contributions are under budget by \$353k. The variance primarily relates to asset donations being \$2 million under budget, partially offset by cash donations being \$1.6 million over budget. Donations and Contributions are developer driven.

Expenses

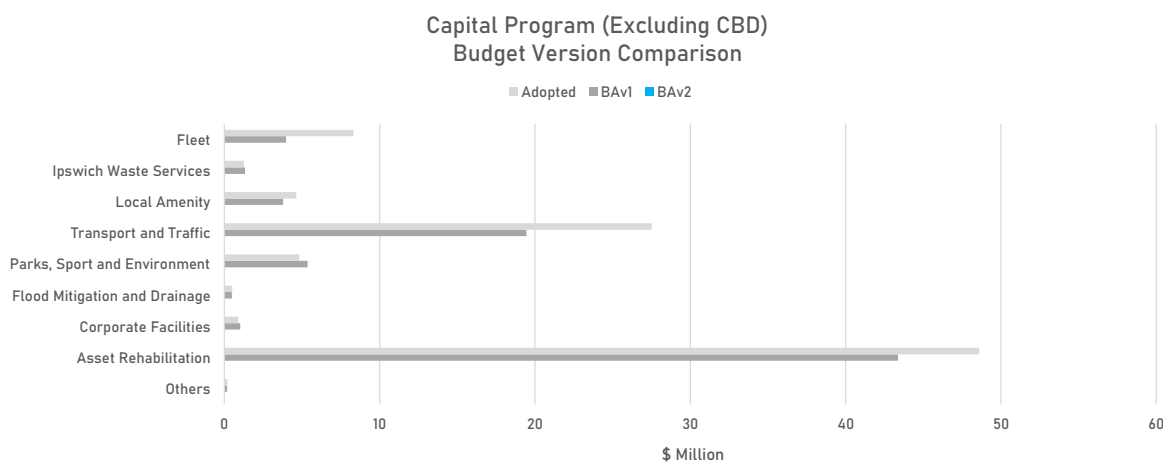
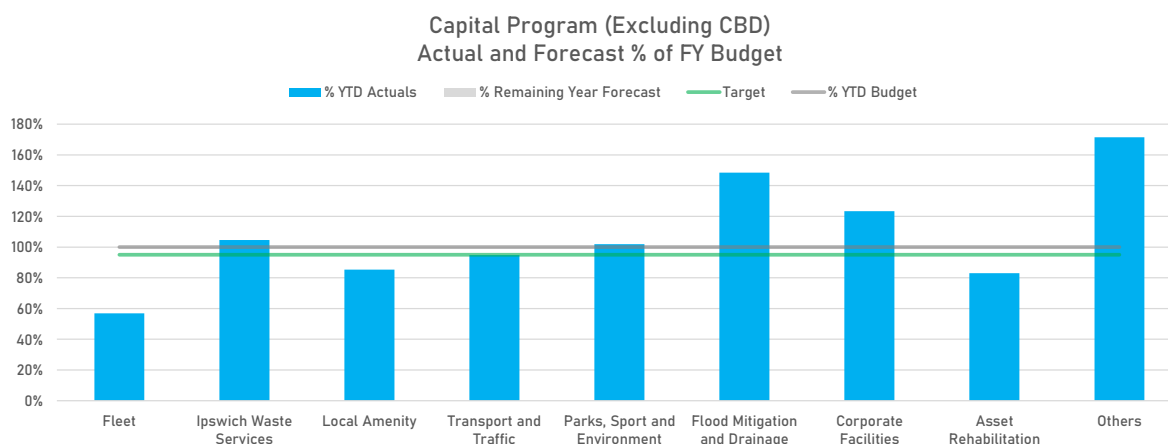
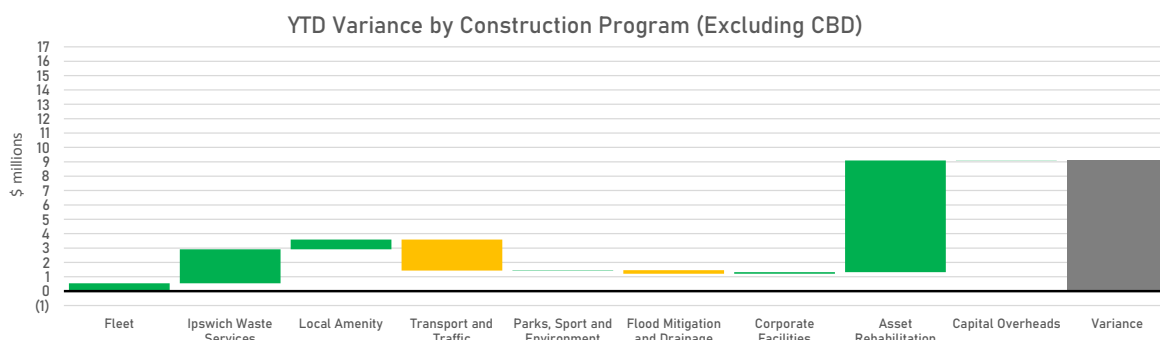
7. Employee expenses including labour contracts over budget \$5.5 million or 4.8%. Over budget partially relates to overtime associated with flood recovery, the majority of which was incurred in the March period, the use of contingent workers to fill vacancies across Council, higher than expected overtime in Resource Recovery, a workers compensation payment relating to the 20-21 financial year of \$110k, termination payments across Council, and less annual leave taken than budgeted YTD. In the June period the recognition of the EBA increase of 2.5% was completed resulting in a backpay of \$xxxx and an expense associated with increasing leave balances of \$654k.
8. Materials and services (excluding labour contracts) over budget \$4.6 million. The overspend relates in part to the flood recovery effort with a total spend of \$3.8 million (\$1.3 million in June), higher legal expenditure in PRS from the waste application appeals, \$1.2m transferred from capital to operational expense relating to iVolve and Waste Management System resulting from a change in accounting treatment and kerbside collection \$500k over budget. This is partially offset by underspends in CCED across the Economic and Community Development and Marketing and Promotion Branches.
9. Internal expenditure slightly below budget for the year. This relates to the Ipswich Waste Tax Equivalents refund on lodgement of the income tax return, partially offset by lower utilisation of assets on capital projects compared to budgeted expectations and additionally as a result of unbudgeted flood clean-up expenditure.
10. Other expenses variance relates primarily to the loss on a number of asset disposals and write-offs including \$3.5 million for impairment of CBD assets, \$2.4 million relating to change in accounting treatment of SaaS projects, \$5.8 million relating to revaluation of investment properties, and \$1.6 million related to re-capping costs for the Whitwood Road landfill (\$1 million incurred in excess of provision in FY22, \$600k expected to be incurred in FY23).
11. Depreciation has been affected by an update in August to useful lives for RBF assets as part of the revaluation process. In June a further review to the useful lives of fleet assets was performed, and these were extended, resulting in a significant reduction in depreciation, approximately \$2.7 million. This is partially offset by unbudgeted depreciation related to the capitalisation of a number of CBD assets including the Nicholas Street Precinct Carpark, Civic Space, Metro A and B and Eats precinct.

## FINANCIAL EXECUTIVE SUMMARY

JUNE 2022

### Capital

	YTD				Annual	
	Actuals \$'000s	Current Budget \$'000s	Variance \$'000s	Variance %	Current Budget \$'000s	Trend from MAY 2022
Corporate Services	5,660	7,238	1,578	21.8%	7,238	▲
Community, Cultural and Economic Development	2,454	3,818	1,364	35.7%	3,818	▼
Infrastructure and Environment	110,806	126,301	15,495	12.3%	126,301	▼
Planning and Regulatory Services	914	994	80	8.1%	994	▲
<b>Net Result</b>	<b>119,834</b>	<b>138,351</b>	<b>18,517</b>	<b>13.4%</b>	<b>138,351</b>	▼



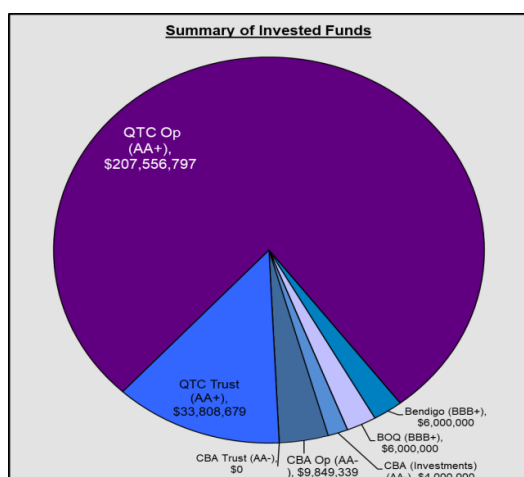
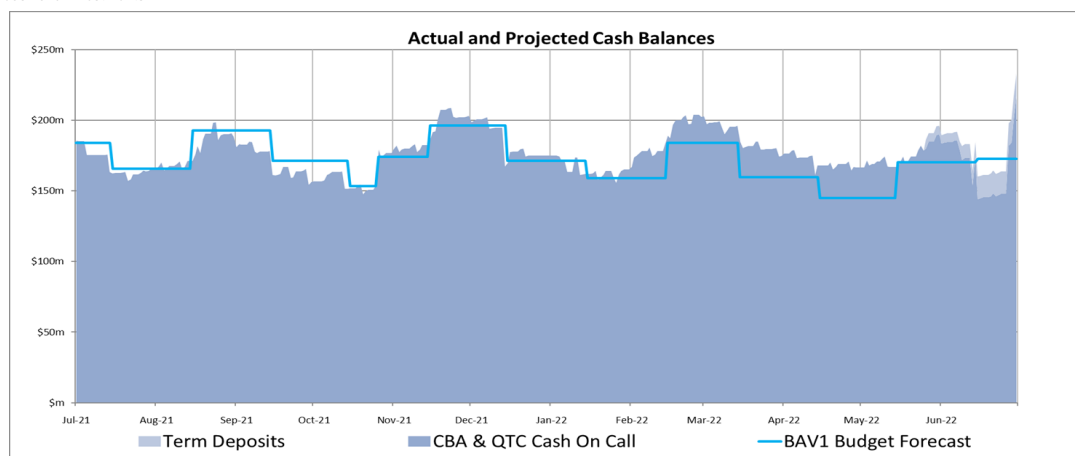
CAPITAL SUMMARY AS AT JUNE 2022								
	MTD Actual \$'000s	MTD Budget \$'000s	MTD Variance \$'000s	YTD Actual \$'000s	YTD Budget \$'000s	YTD Variance \$'000s	Full Year Budget \$'000s	Comments
Whole of Council								
Construction Program and Asset Purchase	16,117	12,926	(3,191)	119,834	138,351	18,517	138,351	
Donated Assets	2,148	5,817	3,669	67,749	69,716	1,967	69,716	
Corporate Services								
Construction Program and Asset Purchase	794	1,130	337	5,401	6,818	1,417	6,818	ICT - Procurement for the Data Management Strategy was placed on hold, pending the outcome of the iVolve procurement EOI, as many SaaS products now include data and business intelligence reporting capability - the development of the Data Governance Framework is progressing, and the selection and implementation of a Datawarehouse will be included in the scope of iVolve. The Process Automation project continues to be delivered - underspent this financial year. ICT hardware purchases have been impacted by issues with stock availability.
CBD Development - ICT Component	1	90	89	259	420	161	420	iVolve - The assurance phase of the project that highlighted some risks that required remediation has meant that key engagement and consultation to achieve a forward direction has delayed the delivery of the final business case this FY. A revised approach will see some of these costs move into 22/23, along with Tranche 1 of Stage 4 (Oracle upgrade) of the iVolve program of work.
								CBD component - Practical completion due in July 2022.
Total Capital Expenditure	795	1,220	425	5,660	7,238	1,578	7,238	
Community, Cultural and Economic Development								
Construction Program and Asset Purchase	696	115	(581)	2,454	3,818	1,364	3,818	Library - Under budget (\$962k) mainly due to budget for Logistics Hub Fitout, associated Redbank Plaza fit out and Library Pod deployment deferred and approved for 2022-23 FY.
								Civic Centre - above budget (\$30k) mainly due to equipment acquisitions.
								Art Gallery - below budget (\$166k) - mainly related to AV system upgrade, cabinet/interactives construction, artwork acquisitions and seating projects.
								Safe City and Asset Protection - Under budget (\$300k) - Mainly due to delays with Key system upgrade of parks due to supply issues and flood impact. CCTV infrastructure works have been delayed with supply issues and ICT configuration/programming. Camera upgrades delayed with supply issues and poor weather. Anticipated savings across a number of projects.
Total Capital Expenditure	696	115	(581)	2,454	3,818	1,364	3,818	

CAPITAL SUMMARY AS AT JUNE 2022								
	MTD Actual \$'000s	MTD Budget \$'000s	MTD Variance \$'000s	YTD Actual \$'000s	YTD Budget \$'000s	YTD Variance \$'000s	Full Year Budget \$'000s	Comments
Infrastructure and Environment								
Infrastructure Program	12,832	4,020	(8,813)	77,326	83,517	6,190	83,517	<b>Infrastructure Program</b> – under budget mainly in Asset Rehabilitation and Local Amenity programs, partially offset by Transport and Traffic program:  Asset Rehabilitation: Resurfacing program experienced delays due to late contract commencement, contractor resourcing issues and poor weather (\$2.5m), partially offset by South Station Rd rehabilitation. Whitwood Rd Nth Disturbed Land Management (\$2.2m), Pettigrew St drainage (\$1m) and Hayne St drainage (\$612k) rehabilitation projects have been impacted by weather events but are also expecting project savings with contract value lower than anticipated. Gravel Resheeting also under budget at EOFY (\$868k).  Local Amenity: Provisional projects (\$333k), Seal gravel roads (\$493k), and Unmaintained gravel roads (\$328k) under budget offset by Kerb and channel (\$319k).
Equipment	186	14	(171)	353	206	(147)	206	<b>Equipment</b> – specialist equipment sub-program is above budget with additional survey equipment to support new Construction Surveyor position, equipment required for safe work practices and other organisational requirements.
Waste	329	2,222	1,892	1,331	3,700	2,369	3,700	<b>Waste</b> – under budget mainly due to no payments this financial year for the Materials Resource Facility; design for multi-year projects – Rosewood and Riverview facilities upgrades, extending into 2022-23 due to flood issues; and underspend on domestic bin acquisitions as dependent on resident demand.
Fleet	390	1,059	670	4,728	5,273	545	5,273	<b>Fleet</b> – under budget mainly due to custom body builds/fitouts not completed on ordered Truck and Waste Truck replacements, and major plant item lead time extending into 2022–23FY.
Construction Program and Asset Purchase	0	0	0	6,054	5,600	(454)	5,600	<b>Springfield Stadium</b> – over budget primarily due to the deed of variation for the Energex works at The Reserve Community Arena at Springfield to be shared between Council and the Brisbane Lions.
CBD Development	838	4,149	3,311	21,013	28,005	6,991	28,005	<b>CBD</b> – under budget by approx \$1.5 million due to minor Civic Project works (Administration Building, Nicholas Street, Commercial Carpark, etc) being deferred to FY 22/23 due to various delays pertaining to design finalisation, value engineering, procurement, etc. Under budget by approx \$1.23m for owner fitout contributions to tenants due to delays in finalising owner/tenant fitout designs, tenancy handovers, etc. \$1.3m Nicholas Street Streetscapes budget within the Retail scope will not be required as the actuals are already captured in Civic. Delays in contruction works across the retail precinct (including Audio Visual Projection works) and the Commonwealth Hotel are also contributing to the variance.
<b>Total Capital Expenditure</b>	<b>14,575</b>	<b>11,464</b>	<b>(3,112)</b>	<b>110,806</b>	<b>126,301</b>	<b>15,495</b>	<b>126,301</b>	
Planning and Regulatory Services								
Construction Program and Asset Purchase	51	128	76	914	994	80	994	<b>Cemeteries</b> – over budget \$91k mainly due to Tallegalla Cemetery individual piers, previously budgeted for in the operational budget, and Tallegalla Cemetery Expansion project which has increased with award of contract.  <b>Animal Management</b> – under budget \$163k with Pound facility upgrade impacted by recent flood events.  <b>Software projects</b> – under budget by \$7k: Objective integration on the Infrastructure Charges Management System offset by underspend on PD Online replacement project which is expected to carry into 2022-23FY.
<b>Total Capital Expenditure</b>	<b>51</b>	<b>128</b>	<b>76</b>	<b>914</b>	<b>994</b>	<b>80</b>	<b>994</b>	
Donated Assets								
Coordination and Performance	0	0	0	0	0	0	0	
Corporate Services	0	0	0	0	0	0	0	
Community, Cultural and Economic Development	0	7	7	294	29	(265)	29	
Infrastructure and Environment	2,148	5,810	3,663	67,455	69,687	2,232	69,687	
Planning and Regulatory Services	0	0	0	0	0	0	0	
<b>Total Donated Assets</b>	<b>2,148</b>	<b>5,817</b>	<b>3,669</b>	<b>67,749</b>	<b>69,716</b>	<b>1,967</b>	<b>69,716</b>	

FINANCIAL EXECUTIVE SUMMARY

JUNE 2022

Cash and Investments



Investments and Earnings Summary	Margin	% Return	\$
CBA Operating Account	- 0.004	1.35%	\$9,849,339
Term Deposit Investments	0.016	3.36%	\$16,000,000
QTC Trust Fund Account	- 0.010	0.75%	\$33,808,679
QTC Operating Account - CBD	- 0.010	0.75%	\$17,563,821
QTC Operating Account - General	- 0.010	0.75%	\$189,992,976
<b>QTC Operating Account - Total</b>	- 0.010	0.75%	<b>\$207,556,797</b>
Total Invested funds (W.Avg return)	- 0.008	0.93%	\$267,214,815
<b>Total Operating Funds (Ex Trust)</b>	- 0.008	0.95%	<b>\$233,406,136</b>

Cashflow

Council's cash and cash equivalents balance as at 30 June 2022 was \$233.4 million. The closing cash balance includes approximately \$50.6 million which was not included in the most recent budget forecast. Advance payment of the State government Waste Levy (4 years) \$33.8 million, Ripley Valley PDA contributions \$11.6 million (previously held in trust) and a Department of Infrastructure grant of \$5.2 million. 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 0.95%.

Doc ID No: A8187694

ITEM: 16.7

SUBJECT: DISPOSAL OF PART OF COUNCIL FREEHOLD LAND LOCATED AT 7006  
PANORAMA DRIVE, SPRINGFIELD

AUTHOR: SENIOR PROPERTY OFFICER (ACQUISITIONS AND DISPOSALS)

DATE: 20 July 2022

### EXECUTIVE SUMMARY

This is a report concerning the disposal of part of land for road purposes located at 7006 Panorama Drive, Springfield, described as Lot 9998 on SP236942, being Council freehold land held in Trust by Council for drainage and future road purposes and part of land for road purposes located at 1 Telopea Way Springfield, described as Lot 9995 on SP307769, being freehold land held in Trust by Council for use by the local community as a park, public gardens or public recreation space or for leisure or other recreation facilities and/or water management.

### RECOMMENDATION/S

- A. That Council declare part of the freehold land located at 7006 Panorama Drive, Springfield, described as Lot 9998 on SP236942, and part of the freehold land located at 1 Telopea Way, Springfield, described as Lot 9995 on SP307769 surplus to Council requirements and available for disposal for road purposes.
- B. That Council resolve pursuant to section 236(2) of the *Local Government Regulation 2012* (the Regulation) that the exception referred to in section 236(1)(b)(i) of the Regulation applies to the disposal of the part of the freehold land at 7006 Panorama Drive, Springfield, described as Lot 9998 on SP236942, and identified on Attachment 1 and the part of the freehold land at 1 Telopea Way Springfield, described as Lot 9995 on SP307769, and identified on Attachment 1 to the State of Queensland (Represented by the Department of Resources (DoR)).
- C. That Council resolve under section 257(1)(b) of the *Local Government Act 2009* to delegate the power to the Chief Executive Officer, to be authorised to negotiate and finalise the terms of disposal of the parts of the freehold land described in recommendation B, for road purposes.

### RELATED PARTIES

There was no declaration of conflicts of interest

### IFUTURE THEME

Vibrant and Growing

## PURPOSE OF REPORT/BACKGROUND

Lot 9998 on SP236942 is freehold land held in trust by Council for drainage and future road purposes.

Lot 9995 on SP307769 is freehold land held in Trust by Council for use by the local community as a park, public gardens, or public recreation space or for leisure or other recreation facilities and/or water management. Under clause 3.3(d) of the terms of the trust (registered under dealing number 719916297 and contained in Attachment 5), Council has the power to dedicate a part of the Land to public use under section 51 of the *Land Title Act 1994* (Qld) (it should be noted that this power is addition to the power given to Council under clause 3.2 of the terms of the trust to dedicate the Land to public use under section 51 of the *Land Title Act 1994* (Qld) for any or all of the Trust Purposes). A dedication for road purpose is an example of a dedication for public use under Section 51 of the *Land Title Act 1994* (Qld). The terms of the trust require that, in order for Council to exercise the power under clause 3.3(d), the exercise of the power will not result in:

- (a) all or substantially all of the Land being sold or disposed of; or
- (b) the Land no longer being practically used for the Trust Purposes; or
- (c) the Land no longer having the character of land held on trust for the Trust Purposes; or
- (d) the basic nature of the trust created by the Schedule of Trust being destroyed.

It is considered that the exercise of power by Council under clause 3.3(d) of the terms of the trust for Lot 9995 on SP307769 will not contravene the terms of the trust under which the land is held by Council for the following reasons:

- (a) approximately 6 m<sup>2</sup> of land that forms part of Lot 9995 on SP307769 is proposed to be dedicated as road. The total area of Lot 9995 on SP307769 is approximately 71,220 m<sup>2</sup>. Only a small portion of the land is being disposed of to the State for road purposes, as opposed to all or substantially all of the Land.
- (b) The part of the land to be disposed of is in the top right hand corner of the lot, adjacent to the area of Lot 9998 on SP236942 that is also proposed to be dedicated as road. Accordingly, disposing of this part of the land will not result in the balance of the Land no longer being practically used as a park, public gardens or public recreation space, and/or water management. It would also not result in the balance of the Land no longer having the character of land held on trust for a park, public gardens or public recreation space (that, for example, a dedication of part of the middle of the lot, or a larger portion of the lot, might result in). Finally, the basic nature of the trust would not be destroyed by a portion of the corner of the lot being dedicated as road, when the balance of the land will remain in Council's ownership pursuant to the terms of the trust lodged under dealing number 719916297.

RPS Group are preparing to make an application under the Springfield Area Development Plan (**SADP**) seeking development approval to Reconfigure a Lot (**RAL**) described as Lot 9999 on SP292760 located at 7001 Mur Boulevard, Springfield, for the purpose of creating seven (7) management lots to facilitate future residential subdivision.



Under the RAL, part of Lot 9998 on SP236942 and part of Lot 9995 on SP307769 are proposed to be opened as Road to be a continuation of Panorama Drive, Springfield to allow access to the future development site.

### LEGAL/POLICY BASIS

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

*Land Title Act 1994*

*Local Government Act 2009*

*Local Government Regulation 2012*

*Planning Act 2016*

### RISK MANAGEMENT IMPLICATIONS

In providing approval for the area of freehold land to be opened as road, Council is ensuring that the future development under the SADP may proceed.

### HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Section 51 of the <i>Land Title Act 1994</i> allows for freehold land to be opened as road by way of survey plan.
(b) What human rights are affected?	No human rights are affected by this decision to support the request to open Council freehold land as road under the <i>Land Title Act 1994</i> . Council has undertaken investigations and deems the land surplus to Council requirements. The decision by Council to open part of the freehold land as road means that the underlying tenure will transfer to the State – the State does not have human rights as it is not an individual; this decision will not affect human rights.
(c) How are the human rights limited?	No 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 financial impacts to Council as the freehold land is required for road purposes for access to a future residential development site. All costs associated with the development application will be paid by the applicant.

## COMMUNITY AND OTHER CONSULTATION

Internal consultation was undertaken with Council's Infrastructure and Environment Department (Transport Planning, Asset Management and Open Space and Facilities). All internal stakeholders have advised that they have no objections to the disposal of the land for road purposes.






Internal consultation was also undertaken with Council's Planning and Regulatory Services Department, who advised that the Development Application will be fully assessed under the requirements of the *Planning Act 2016* and the proposed road opening will be included in that assessment.

Several searches associated with due diligence for the disposal have been completed. Council's freehold land is not on the Environmental Management Register or the Contaminated Land Register. There is also no Aboriginal or Torres Strait Islander cultural heritage values in the area.

## CONCLUSION

It is recommended that Council approve the area of freehold land to be opened for road purposes by way of Planning Approval under the SADP which will include a survey plan showing the area as road. The survey plan will require lodgement in the Titles Registry by the applicants.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	148947-04C - Plan of Proposed Subdivision <a href="#">↓</a> 
2.	Title 9998SP236942 - 7006 Panorama Drive, Springfield <a href="#">↓</a> 
3.	Dealing 719439151 - Trust Document - Lot 9998 on SP236942 <a href="#">↓</a> 
4.	Title 9995SP307769 - 1 Telopea Way Springfield <a href="#">↓</a> 
5.	Dealing 719916297 - Trust Document - Lot 9995 on SP307769 <a href="#">↓</a> 

Alicia Rieck

**SENIOR PROPERTY OFFICER (ACQUISITIONS AND DISPOSALS)**

I concur with the recommendations contained in this report.

Kerry Perrett

**SENIOR PROPERTY OFFICER (TENURE)**

I concur with the recommendations contained in this report.

Anthony Dunleavy

**MANAGER, LEGAL AND GOVERNANCE (GENERAL COUNSEL)**

I concur with the recommendations contained in this report.

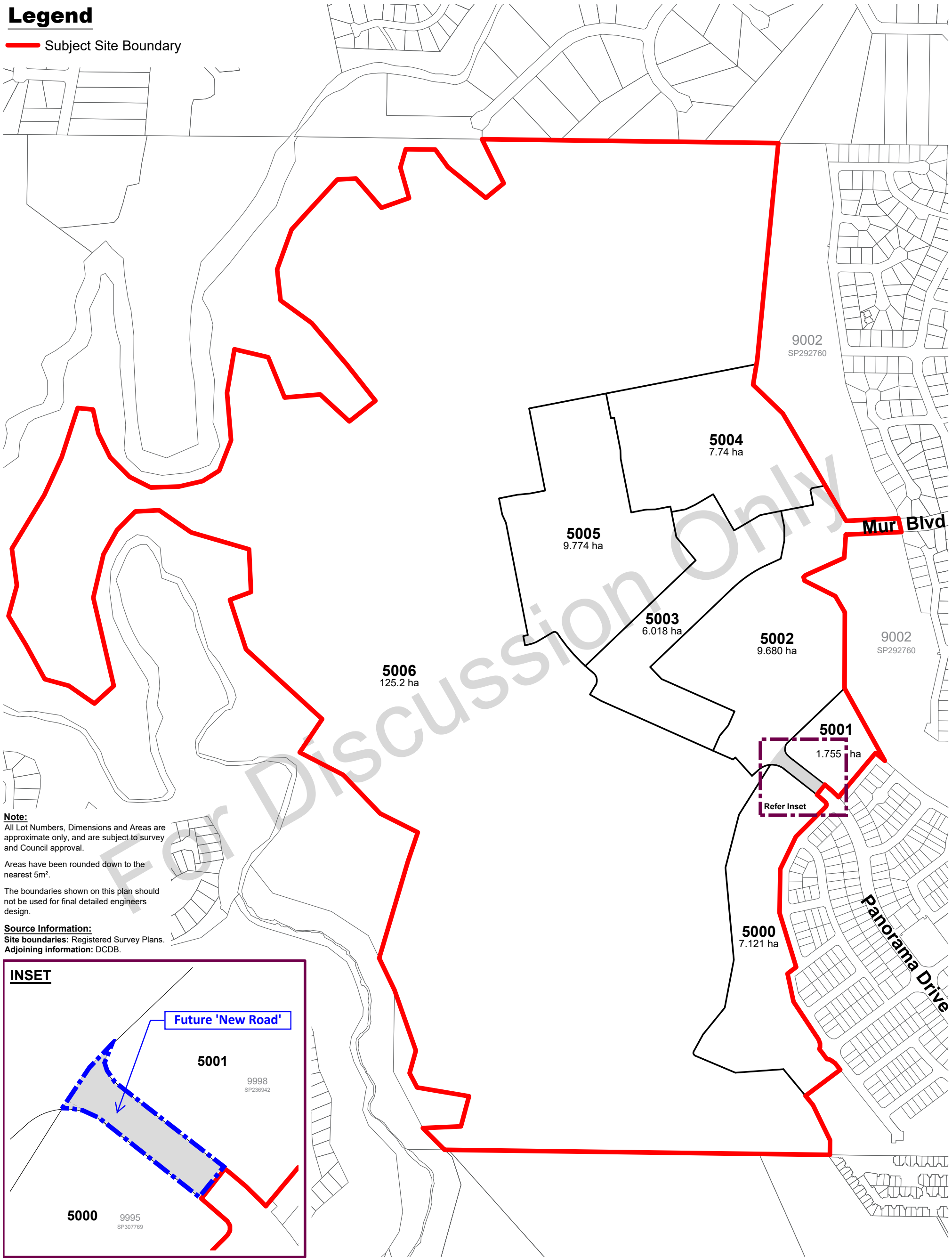
Jeffrey Keech

**ACTING GENERAL MANAGER (CORPORATE SERVICES)**

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

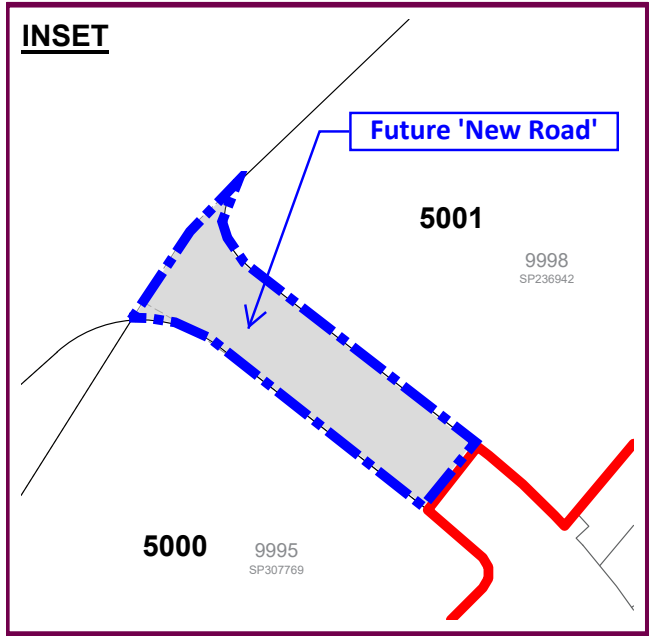
Legend

Subject Site Boundary



**Note:**  
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.  
  
Areas have been rounded down to the nearest 5m².  
  
The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**  
Site boundaries: Registered Survey Plans.  
Adjoining information: DCDB.



PLAN REF: 148947 – 04  
Rev No: C  
DATE: 30 May 2022  
CLIENT: Stockland  
DRAWN BY: WNW  
CHECKED BY: DG

0 40 80 120 160 200 1 : 4,000 @ A3

SPRINGVIEW  
Proposed Management Subdivision  
Cancelling Lot 9999 on SP292760,  
Lot 9998 on SP236942 & Lot 9995 on SP307769

URBAN DESIGN  
Level 4 HQ South  
520 Wickham Street  
PO Box 1559  
Fortitude Valley QLD 4006  
T +61 7 3539 9500  
W rpsgroup.com



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## Current Title Search

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

Title Reference:	51185931	Search Date:	23/05/2022 15:48
Date Title Created:	05/06/2019	Request No:	41137947
Previous Title:	51115954, 51185892		

### ESTATE AND LAND

Estate in Fee Simple

LOT 9998 SURVEY PLAN 236942  
Local Government: IPSWICH

### REGISTERED OWNER

Dealing No: 719439151 04/06/2019

IPSWICH CITY COUNCIL TRUSTEE  
UNDER INSTRUMENT 719439151

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10344236 (POR 41)
2. EASEMENT No 718283092 19/09/2017 at 16:16  
Benefiting  
PART OF THE LAND FORMERLY LOT 9997 ON SP306698 OVER EASEMENT  
B ON SP292760

### ADMINISTRATIVE ADVICES

NIL

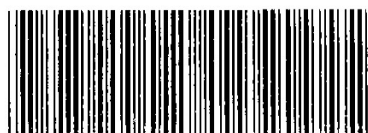
### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

Item 16.7 / Attachment 3.



**719439151**  
\$187.00  
\$187.00  
04/06/2019 08:57

BE 235

Client No: 1051304 Duties Act 2001  
Transaction No: 517-610-978  
Duty Paid \$ Nil ☐ Exempt  
UTIS -  
Date: 31/5/19 Signed: [Signature]

**1. Interest being transferred** (if shares show as a fraction)

FEE SIMPLE

Note: A Form 24 - Property Information (Transfer) must be attached to this Form where interest being transferred is "fee simple" (Land Title Act 1994), "State leasehold" (Land Act 1994) or "Water Allocation" (Water Act 2000).

**Lodger** (Name, address, E-mail & phone number) **Lodger Code**

City & Suburban Agencies 425

**2. Lot on Plan Description**

LOT 9998 ON SURVEY PLAN 236942

**Title Reference**

TO ISSUE FROM 51115954 & P.C.

**3. Transferor**

STOCKLAND DEVELOPMENT PTY LIMITED ACN 000 064 835

**4. Consideration**

\$1.00 AND IN SATISFACTION OF A CONDITION OF A DEVELOPMENT APPROVAL UNDER SECTION 60 OR 286 OF THE PLANNING ACT 2016

**5. Transferee**

Given names

Surname/Company name and number

(include tenancy if more than one)

IPSWICH CITY COUNCIL AS TRUSTEE

**6. Transfer/Execution** The Transferor transfers to the Transferee the estate and interest described in item 1 for the consideration and in the case of monetary consideration acknowledges receipt thereof. The Transferor declares that the information contained in items 3 to 6 on the attached Form 24 is true and correct. The Transferee states the information contained in items 1, 2, 4 to 6 on the attached Form 24 is true and correct. Where a solicitor signs on behalf of the Transferee the information in items 1, 2, 4 to 6 on Form 24 is based on information supplied by the Transferee.

**NOTE: Witnessing officer must be aware of their obligations under section 162 of the Land Title Act 1994.**

Separate executions are required for each transferor and transferee. Signatories are to provide to the witness, evidence that they are the person entitled to sign the instrument (including proof of identity).

[Signature]

Nicholas Stephen Casey  
Solicitor

Stockland Development Pty Ltd  
A.C.N 000 064 835 by its Attorney  
under Power of Attorney  
No. 718751806 who certifies that they  
have not received revocation of the  
Power of Attorney

Pauline Yvonne Barton, Regional Manager

~~STOCKLAND DEVELOPMENT PTY LTD  
ACN 000 164 835 by its Attorney David  
Sergio William Laner Acting General  
Manager Queensland Residential under  
Power of Attorney No. 717162195 who  
certifies that he has not received revocation  
of the Power of Attorney~~

[Signature]

Witnessing Officer (signature, full name & qualification)

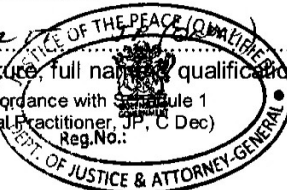
29/5/19  
Execution Date

Transferor's Signature

[Signature]

Witnessing Officer (signature, full name & qualification)

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)



24/05/2019  
Execution Date

[Signature]

\*Mayor/\*Authorised Councillor  
\*Chief Executive Officer/\*Delegated Officer  
Mitchell Grant  
ACTING DEVELOPMENT PLANNING  
MANAGER  
for IPSWICH CITY COUNCIL

\*Transferee's or Solicitor's Signature

\*Note: A Solicitor is required to print full name if signing on behalf of the Transferee and no witness is required in this instance

Title Reference [TO ISSUE FROM 51116954 & ]

**1. Authority for the Trust**

- ☐ Trust Document(s) creating the Trust (e.g. Trust Deed and any amending Deed(s) or Will)
- ☒ Schedule of Trusts (complete Item 2)

**2. Schedule of Trusts Details** (only complete if "Schedule of Trusts" is selected in Item 1)

**1. Declaration of Trust**

- 1.1 It is declared that the land in item 2 of the Form 1 Transfer ("**Land**") is to be held by the transferee ("**Council**") on trust for use for any or all of the Trust Purposes.
- 1.2 The "**Trust Purposes**" are either or both of:
- (a) Drainage Reserve Purposes;
  - (b) Future Road Purposes.
- 1.3 "**Drainage Reserve Purposes**" means:
- (a) drainage purposes, including:
    - (i) use as a detention basin or a retention basin;
    - (ii) passing or conveying of water (including stormwater) from, to, under, through or across the Land through pipes, channels, overland flow or by any other means; and
    - (iii) purposes or functions incidental to any or all of the above, such as holding the Land available for any or all of those purposes and using the Land for the construction of drainage infrastructure;
  - (b) use as a park, public gardens or public recreation space, or for leisure or other recreational facilities.
- 1.4 "**Future Road Purposes**" means:
- (a) the use of the Land for access to any land adjoining the Land which is owned or occupied by Council in its own right or as trustee of this same trust or some other trust;
  - (b) the construction, placement, modification, extension, repair, maintenance and use on the Land of any infrastructure, works or thing:
    - (i) that Council could place or undertake on the Land, or authorise to be placed or undertaken on the Land, if it was a road under the control of Council as a local government;
    - (ii) that forms part of a road, including structures forming part of the road and materials from which the road is made;
    - (iii) to facilitate the operation or use of land as a road; or
    - (iv) to protect a road or something else mentioned in subparagraph 1.4(b)(i), 1.4(b)(ii) or 1.4(b)(iii);
  - (c) the dedication of the Land or any part of it as a road:
    - (i) on one occasion or on multiple occasions; and
    - (ii) on each occasion, using the method described in section 51(2)(a) of the *Land Title Act 1994*, the method described in section 54 of that Act, or some other method known to law.
- 1.5 However, for all purposes, Council will be taken to be the owner of the Land.

**2. Terms**

- 2.1 Council must maintain and manage the Land and any improvements on the Land consistent with achieving the purpose of the trust. Council may take all action necessary for the maintenance and management of the Land.
- 2.2 Council may make and enforce local laws for the use of the Land and any improvements on the Land.
- 2.3 Council must comply with all relevant laws in relation to the exercise of its powers as trustee of the Land.

**Title Reference** [TO ISSUE FROM 51115054 & ]

**3. Powers**

- 3.1 As trustee of the Land, Council has all the powers conferred on trustees by the *Trusts Act 1973*, any other statute and the general law.
- 3.2 As trustee of the Land, Council has the power to dedicate the Land to public use for any or all of the Trust Purposes under section 51 of the *Land Title Act 1994*.
- 3.3 In addition, Council has the powers to:
  - (a) grant easements (including easements in gross) burdening the Land; and
  - (b) accept the grant of easements benefiting the Land; and
  - (c) grant leases, licences and other occupancy or usage interests or rights affecting the Land; and
  - (d) dedicate a part of the Land to public use under section 51 of the *Land Title Act 1994*; and
  - (e) transfer a part of the Land to a constructing authority under the *Acquisition of Land Act 1967* for a public purpose for which land can be taken under that Act (including by way of an agreement under section 15 of that Act); and
  - (f) reconfigure or participate in or authorise the reconfiguration of the Land in connection with or for the purpose of exercising any of the preceding powers; and
  - (g) deal with itself, either in the same capacity as the capacity in which it holds the Land as trustee or in some other capacity, in exercising any of the preceding powers,unless the result or purpose, or a result or purpose, of exercising the power would be that:
  - (h) all or substantially all of the Land is sold or disposed of; or
  - (i) the Land can no longer be practically used for the Trust Purposes; or
  - (j) the Land no longer has the character of land held on trust for the Trust Purposes; or
  - (k) the basic nature of the trust created by this Schedule would be destroyed.
- 3.4 If Council dedicates or transfers a part of the Land under paragraph 3.3(d) or 3.3(e):
  - (a) any consideration or compensation received by Council for the dedication or transfer is impressed by the same trust as the trust on which Council holds the Land; and
  - (b) a reference in this Schedule to the Land is taken to be a reference to such of the Land as remains after the dedication or transfer.

**4. General**

- 4.1 The transferor declares that it has a general charitable intention in creating the trust under this Schedule.
- 4.2 Nothing in this Schedule is intended to prevent or restrict a court from exercising any jurisdiction conferred by the *Trusts Act 1973*, under its inherent jurisdiction or otherwise, including a court's jurisdiction to:
  - (d) make a cy-près scheme; or
  - (e) make an administrative scheme; or
  - (f) make an order conferring a power on Council or sanctioning the exercise of a power by Council; or
  - (g) make an order approving any arrangement varying or revoking the trust or enlarging the powers of Council as trustee; or
  - (h) give directions to Council as trustee.
- 4.3 A reference in this Schedule to a specific statute or statutory provision is to be taken to include a reference to:
  - (a) the statute or provision as amended, re-enacted, renumbered or relocated from time to time; and
  - (b) if the statute or provision is repealed – the statute or statutory provision which deals with the same or most closely similar subject matter; and
  - (c) any regulation or other statutory instrument or subordinate legislation under the original statute or provision or under a statute or provision referred to in paragraph (a) or (b).



**Title Reference** [TO ISSUE FROM 51115954 & ~~FROM 51115954 &~~ ]

- 4.4 The law of Queensland applies to this Schedule.
- 4.5 If the whole or any part of a provision of this Schedule is void, unenforceable or illegal in Queensland, it is severed from this Schedule. The remainder of this Schedule has full force and effect and the validity or enforceability of the remaining provisions is not affected. This clause has no effect if the severance alters the basic nature of this Schedule or is contrary to public policy.

**3. Name of Trust** (if applicable)

[UNNAMED TRUST]

**4. Date of Creation of Trust** (leave blank if "Schedule of Trusts" is selected in Item 1)

**5. Beneficiaries** (or if applicable – the charitable purpose of a charitable trust)

Drainage purposes, including:

- (i) use as a detention basin or a retention basin;
- (ii) passing or conveying of water (including stormwater) from, to, under, through or across the Land through pipes, channels, overland flow or by any other means; and
- (iii) purposes or functions incidental to any or all of the above, such as holding the Land available for any or all of those purposes and using the Land for the construction of drainage infrastructure

Use as a park, public gardens or public recreation space, or for leisure or other recreational facilities

The use of the Land for access to any land adjoining the Land which is owned or occupied by Council in its own right or as trustee of this same trust or some other trust

The construction, placement, modification, extension, repair, maintenance and use on the Land of any infrastructure, works or thing:

- (i) that Council could place or undertake on the Land, or authorise to be placed or undertaken on the Land, if it was a road under the control of Council as a local government;
- (ii) that forms part of a road, including structures forming part of the road and materials from which the road is made;
- (iii) to facilitate the operation or use of land as a road; or
- (iv) to protect a road or something else mentioned in subparagraph (i), (ii) or (iii);

The dedication of the Land or any part of it as a road:

- (i) on one occasion or on multiple occasions; and
- (ii) on each occasion, using the method described in section 51(2)(a) of the *Land Title Act 1994*, the method described in section 54 of that Act, or some other method known to law

**6. Trustees**

IPSWICH CITY COUNCIL


Title Reference [TO ISSUE FROM 51115954 & ]

**7. Declaration**

The Trustee states that:

1. the information contained in this Form 20 – Trust Details Form is true and correct; and
2. where applicable – any change in Trustee(s) is authorised by the Trust Document, the *Trusts Act 1973* or another authorising law; and
3. any applicable duty under the *Duties Act 2001* has been accounted for.

Where a Solicitor signs on behalf of a Trustee the Solicitor makes the above statements either from their own personal knowledge or from information supplied by the Trustee.

Signer Role	TRUSTEE, IPSWICH CITY COUNCIL, BY ITS AUTHORISED DELEGATE UNDER THE <i>LOCAL GOVERNMENT ACT 2009</i>
Signer's Full Name	Brett John Davey
Signature	
Date	24/5/19

Title Reference [To issue]

**Statement about alteration or minor correction to Land Registry Form**

**Form being altered or corrected:** Form 1 – Transfer

**Name of authorised person or solicitor:** Nick Casey

**Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):**  
Stockland Development Pty Ltd

**Item/s being altered or corrected:** Item 2

**Details of alteration or minor correction:** Amend to read "to issue" only. The lot being transferred is part of multiple titles, one of which has not currently registered at time of lodgement.  
Inserting parent title references may cause confusion and result in requisition if one of the parent titles has been cancelled at the time of review.

**Party represented (where signed by solicitor):** Stockland Development Pty Ltd



Nicholas Stephen Casey  
Solicitor

Authorised person's or Solicitor's Signature

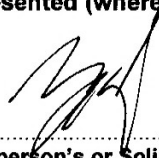
**Name of authorised person or solicitor:** Nick Casey

**Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):**  
Stockland Development Pty Ltd

**Item/s being altered or corrected:** Item 6

**Details of alteration or minor correction:** Deletion of incorrect power of attorney clause

**Party represented (where signed by solicitor):** Stockland Development Pty Ltd



Nicholas Stephen Casey  
Solicitor

Authorised person's or Solicitor's Signature

Title Reference [To issue]

**Statement about alteration or minor correction to Land Registry Form**

**Form being altered or corrected:** Form 20 – Trust Declaration

**Name of authorised person or solicitor:** Nick Casey

**Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):**  
Stockland Development Pty Ltd

**Item/s being altered or corrected:** Title reference

**Details of alteration or minor correction:** Amend to read "to issue" only. The lot being transferred is part of multiple titles, one of which has not currently registered at time of lodgement.  
Inserting parent title references may cause confusion and result in requisition if one of the parent titles has already been cancelled at the time of review.

**Party represented (where signed by solicitor):** Stockland Development Pty Ltd



Nicholas Stephen Casey  
Solicitor

.....  
**Authorised person's or Solicitor's Signature**

**Name of authorised person or solicitor:**

**Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):**

**Item/s being altered or corrected:**

**Details of alteration or minor correction:**

**Party represented (where signed by solicitor):**

.....  
**Authorised person's or Solicitor's Signature**

INTERNAL CURRENT TITLE SEARCH  
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Search Date: 14/05/2020 14:16

Title Reference: 51213634

Date Created: 12/03/2020

Previous Title: 51185929  
51210121

REGISTERED OWNER

Dealing No: 719916297 24/02/2020

IPSWICH CITY COUNCIL TRUSTEE  
UNDER INSTRUMENT 719916297

ESTATE AND LAND

Estate in Fee Simple

LOT 9995 SURVEY PLAN 307769  
Local Government: IPSWICH

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10344236 (POR 41)

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

\*\* End of Current Title Search \*\*

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Page 1/1

Item 16.7 / Attachment 5.



719916297

\$192.00

24/02/2020 10:58

BE 235

Print one-sided only

Client No:	1051304	Duties Act 2001
Transaction No:	518-883-756	
Duty Paid \$	Nil	<input type="checkbox"/> Exempt
UTI \$	-	
Date:	21/2/20	Signed:

1. **Interest being transferred** (if shares show as a fraction)  
FEE SIMPLE

**Lodger** (Name, address, E-mail & phone number) **Lodger Code**



City and Suburban Agencies  
GPO Box 1722  
Brisbane QLD 4001  
PH: 07 3221 3603  
BX 207

425

Note: A Form 24 - Property Information (Transfer) must be attached to this Form where interest being transferred is "fee simple" (Land Title Act 1994), "State leasehold" (Land Act 1994) or "Water Allocation" (Water Act 2000)

2. **Lot on Plan Description**  
LOT 9995 ON SP 307769

**Title Reference**

TO ISSUE FROM 51185929 & 51210121

3. **Transferor**  
STOCKLAND DEVELOPMENT PTY LTD ACN 000 164 835

4. **Consideration**  
\$1.00 AND IN SATISFACTION OF A CONDITION OF A DEVELOPMENT APPROVAL UNDER SECTION 60 OR 286 OF THE PLANNING ACT 2016

5. **Transferee** Given names Surname/Company name and number (include tenancy if more than one)  
IPSWICH CITY COUNCIL AS TRUSTEE

6. **Transfer/Execution** The Transferor transfers to the Transferee the estate and interest described in item 1 for the consideration and in the case of monetary consideration acknowledges receipt thereof. The Transferor declares that the information contained in items 3 to 6 on the attached Form 24 is true and correct. The Transferee states the information contained in items 1, 2, 4 to 6(h) on the attached Form 24 is true and correct. Where a solicitor signs on behalf of the Transferee the information in items 1, 2, 4 to 6(h) on the Form 24 is based on information supplied by the Transferee.

**NOTE:** Witnessing officer must be aware of their obligations under section 162 of the Land Title Act 1994.

Separate executions are required for each transferor and transferee. Signatories are to provide to the witness, evidence that they are the person entitled to sign the instrument (including proof of identity).

Loan Thi Tuyet Vo

Witnessing Officer (signature, full name & qualification)

Solicitor

20/2/2020

Execution Date

Stockland Development Pty Ltd  
ACN 000 064 835 by its Attorney  
under Power of Attorney  
No. 710751806 who certifies that they  
have not received revocation of the  
Power of Attorney

Transferor's Signature

David Sergio William Laner, General Manager

DONNA MARGARET DICKSON

J.P. (Qualified)

Reg No. 122905

Witnessing Officer (signature, full name & qualification) Execution Date

19/02/2020

\*Mayor/\* Authorised Council or Chief  
Executive Officer/\* Delegated Officer

Brett Davey  
DEVELOPMENT PLANNING MANAGER  
for IPSWICH CITY COUNCIL

\*Transferee's or Solicitor's Signature

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

\*Note: A Solicitor is required to print full name if signing on behalf of the Transferee and no witness is required in this instance

Item 16.7 / Attachment 5.

Land Title Act 1994, Land Act 1994 and Water Act 2000

FORM 20 Version 2

Title Reference [TO ISSUE FROM 51185929 & 51210121]

**1. Authority for the Trust**

- ☐ Trust Document(s) creating the Trust (e.g. Trust Deed and any amending Deed(s) or Will)
- ☒ Schedule of Trusts (complete Item 2)

**2. Schedule of Trusts Details** (only complete if "Schedule of Trusts" is selected in Item 1)

**1. Declaration of Trust**

- 1.1 It is declared that the lot specified in item 2 of the Form 1 Transfer ("**Land**") is to be held by the transferee ("**Council**") on trust for use by the local community as a park, public gardens or public recreation space, or for leisure or other recreational facilities and/or for water management ("**Trust Purposes**").
- 1.2 However, for all purposes, Council will be taken to be the owner of the Land.

**2. Terms**

- 2.1 Council must maintain and manage the Land and any improvements on the Land consistent with achieving the purpose of the trust. Council may take all action necessary for the maintenance and management of the Land.
- 2.2 Council may make and enforce local laws for the use of the Land and any improvements on the Land.
- 2.3 Council must comply with all relevant laws in relation to the exercise of its powers as trustee of the Land.

**3. Powers**

- 3.1 As trustee of the Land, Council has all the powers conferred on trustees by the *Trusts Act 1973*, any other statute and the general law.
- 3.2 As trustee of the Land, Council has the power to dedicate the Land to public use for any or all of the Trust Purposes under section 51 of the *Land Title Act 1994*.
- 3.3 In addition, Council has the powers to:
- (a) grant easements (including easements in gross) burdening the Land; and
  - (b) accept the grant of easements benefiting the Land; and
  - (c) grant leases, licences and other occupancy or usage interests or rights affecting the Land; and
  - (d) dedicate a part of the Land to public use under section 51 of the *Land Title Act 1994*; and
  - (e) transfer a part of the Land to a constructing authority under the *Acquisition of Land Act 1967* for a public purpose for which land can be taken under that Act (including by way of an agreement under section 15 of that Act); and
  - (f) reconfigure or participate in or authorise the reconfiguration of the Land in connection with or for the purpose of exercising any of the preceding powers; and
  - (g) deal with itself, either in the same capacity as the capacity in which it holds the Land as trustee or in some other capacity, in exercising any of the preceding powers,
- unless the result or purpose, or a result or purpose, of exercising the power would be that:
- (h) all or substantially all of the Land is sold or disposed of; or
  - (i) the Land can no longer be practically used for the Trust Purposes; or
  - (j) the Land no longer has the character of land held on trust for the Trust Purposes; or
  - (k) the basic nature of the trust created by this Schedule would be destroyed.
- 3.4 If Council dedicates or transfers a part of the Land under paragraph 3.3(d) or 3.3(e):
- (a) any consideration or compensation received by Council for the dedication or transfer is impressed by the same trust as the trust on which Council holds the Land; and
  - (b) a reference in this Schedule to the Land is taken to be a reference to such of the Land as remains



**Item 16.7 / Attachment 5.**

Land Title Act 1994, Land Act 1994 and Water Act 2000

**FORM 20** Version 2

**Title Reference** [TO ISSUE FROM 51185929 & 51210121]

**4. General**

- 4.1 The transferor declares that it has a general charitable intention in creating the trust under this Schedule.
- 4.2 Nothing in this Schedule is intended to prevent or restrict a court from exercising any jurisdiction conferred by the *Trusts Act 1973*, under its inherent jurisdiction or otherwise, including a court's jurisdiction to:
- (a) make a cy-près scheme; or
  - (b) make an administrative scheme; or
  - (c) make an order conferring a power on Council or sanctioning the exercise of a power by Council; or
  - (d) make an order approving any arrangement varying or revoking the trust or enlarging the powers of Council as trustee; or
  - (e) give directions to Council as trustee.
- 4.3 A reference in this Schedule to a specific statute or statutory provision is to be taken to include a reference to:
- (a) the statute or provision as amended, re-enacted, renumbered or relocated from time to time; and
  - (b) if the statute or provision is repealed – the statute or statutory provision which deals with the same or most closely similar subject matter; and
  - (c) any regulation or other statutory instrument or subordinate legislation under the original statute or provision or under a statute or provision referred to in paragraph (a) or (b).
- 4.4 The law of Queensland applies to this Schedule.
- 4.5 If the whole or any part of a provision of this Schedule is void, unenforceable or illegal in Queensland, it is severed from this Schedule. The remainder of this Schedule has full force and effect and the validity or enforceability of the remaining provisions is not affected. This clause has no effect if the severance alters the basic nature of this Schedule or is contrary to public policy.

**3. Name of Trust** (if applicable)

[UNNAMED TRUST]

**4. Date of Creation of Trust** (leave blank if "Schedule of Trusts" is selected in Item 1)

**5. Beneficiaries** (or if applicable – the charitable purpose of a charitable trust)

Use by the local community as a park, public gardens or public recreation space, or for leisure or other recreational facilities and/or for water management

**6. Trustees**

IPSWICH CITY COUNCIL

Item 16.7 / Attachment 5.

Land Title Act 1994, Land Act 1994 and Water Act 2000

FORM 20 version 2


Title Reference [TO ISSUE FROM 51185929 & 51210121]

7. Declaration

The Trustee states that:

1. the information contained in this Form 20 – Trust Details Form is true and correct; and
2. where applicable – any change in Trustee(s) is authorised by the Trust Document, the *Trusts Act 1973* or another authorising law; and
3. any applicable duty under the *Duties Act 2001* has been accounted for.

Where a Solicitor signs on behalf of a Trustee the Solicitor makes the above statements either from their own personal knowledge or from information supplied by the Trustee.

Signer Role	TRUSTEE, IPSWICH CITY COUNCIL, BY ITS AUTHORISED DELEGATE UNDER THE LOCAL GOVERNMENT ACT 2009
Signer's Full Name	Peter Matthew Tabulo
Signature	
Date	17/2/2020