



City of  
**Ipswich**

**AGENDA**

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# **COUNCIL MEETING**

Thursday, 19 January 2023  
at 9.00 am

Council Chambers, Level 8  
1 Nicholas Street, Ipswich

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SONIA COOPER  
Chief Executive Officer



**BUSINESS**

1. **OPENING OF MEETING:**
2. **WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY:**
3. **OPENING PRAYER:**  
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4. **APOLOGIES AND LEAVE OF ABSENCE:**  
Councillor Marnie Doyle
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**UNCONFIRMED MINUTES OF COUNCIL ORDINARY MEETING**

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

**WELCOME TO  
COUNTRY OR  
ACKNOWLEDGEMENT  
OF COUNTRY**

Councillor Kate Kunzelmann

**OPENING PRAYER**

Pastor Billy Diehm, Raceview Congregational Church

**APOLOGIES AND  
LEAVE OF ABSENCE**

Nil

**5. CONDOLENCES  
MRS CLAIRE JULER**

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

**That Council convey condolences on behalf of the citizens of the City of Ipswich to the family of the late Mrs Claire Juler who passed away on 12 November 2022.**

**AFFIRMATIVE**

Councillors:

Harding  
Madsen  
Ireland  
Tully  
Doyle  
Fechner  
Kunzelmann  
Milligan  
Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

**Attachments**

1. Condolence Motion - Mrs Claire Juler

**6. TRIBUTES**

Nil

**7. PRESENTATION OF  
PETITIONS**

Nil

**8. PRESENTATIONS  
AND DEPUTATIONS**

Mayor Teresa Harding presented the Local Government Professionals Australia – 2022 National Federation Award for Community Service Delivery – Ipswich Children’s Library to the Chief Executive Officer

Attachments

1. Presentation message from Mayor Harding

**9. PUBLIC  
PARTICIPATION**

Mr Tyson Turner-Thomas – ‘People living with a disability’

Moved by Mayor Teresa Harding:

Seconded by Councillor Andrew Fechner:

**That the public participation matter ‘People Living with a Disability’, be referred to the Community, Culture Arts and Sport Committee for discussion as part of Council’s Inclusion and Accessibility Plan.**

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Harding

Nil

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

The motion was put and carried.

Attachments

1. Public Participation supporting information

**10. MATTERS OF  
PUBLIC INTEREST**

'A Year in Review' presented by Mayor Harding

Attachments

1. Matter of Public Interest - 'A Year in Review'

**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 Items:

- Item 15.6 titled Ipswich Central Redevelopment Committee's Report
- Item 16.4 titled Development Application Recommendation (Minor Change) 1031/2019/MAMC/A

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.

- Item 16.3 titled Development Application (Minor Change) 7213/2014/MAMC/D – Nugrow Special Industry (Compost and Soil Conditioner Manufacturing Facility) at Swanbank

The nature of the interest is that Councillor Fechner has a personal relationship with Jacob Dawson and his immediate family.

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.

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 items:

- Item 15.6 titled Ipswich Central Redevelopment Committee's Report
- Item 16.4 titled Development Application Recommendation (Minor Change) 1031/2019/MAMC/A

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

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

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 Item 5 of the Growth, Infrastructure and Waste Committee's Report titled Concept Design Master Plan - Tallegalla Cemetery.

The nature of the interest is that Councillor Tully was appointed in 1975 by the State Government as a Trustee of the Goodna Cemetery.

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

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

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



AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

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

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 Item 3 of the Growth, Infrastructure and Waste Committee's Report titled Future Ripley Road Corridor upgrade between Cunningham Highway and Centenary Highway Ripley.

The nature of the interest is that Councillor Ireland knows residents who own land in the Ripley area.

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

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

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

AFFIRMATIVE

Councillors:

Harding

Madsen

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

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

COUNCILLOR NICOLE  
JONIC

In accordance with section 150EQ of the *Local Government Act 2009*, Councillor Nicole Jonic informed the meeting that she has a declarable conflict of interest in Item 16.6 titled Further General Rates Concession for Properties impacted by the February 2022 Flood Event.

The nature of the interest is that Councillor Nicole Jonic resides with her husband in part of the area that was impacted by the 2022 February floods and her husband was previously entitled to and received a concession. However based on the assumptions in the report at Item 16.6, Councillor Nicole Jonic's husband will not be entitled to the concession in this round. Councillor Nicole Jonic understands that there could be a perceived conflict of interest which is why she is making this declaration.

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

It was moved by Mayor Teresa Harding and seconded by Councillor Sheila Ireland that Councillor Nicole Jonic does have a declarable conflict of interest in the matter because her husband was previously entitled to and received a concession and that on this occasion he is not entitled to the concession.

The eligible councillors present at the meeting decided that Councillor Nicole Jonic may participate in the meeting in relation to the matter, but not vote on the matter.

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

Councillor Nicole Jonic did not take part on the vote on the matter.

## **12. CONFIRMATION OF MINUTES**

### **12.1 CONFIRMATION OF MINUTES OF ORDINARY MEETING**

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

**That the Minutes of the Ordinary Meeting held on  
24 November 2022 be confirmed.**

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

The motion was put and carried.

**13. MAYORAL  
MINUTE** Nil

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

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

The Growth, Infrastructure and Waste Committee of 29 November 2022 made no decisions under delegation.

**15.1  
REPORT OF GROWTH  
INFRASTRUCTURE  
AND WASTE  
COMMITTEE NO.  
2022(11) OF 29  
NOVEMBER 2022**

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

**That Council adopt the recommendations of the Growth Infrastructure and Waste Committee No. 2022(11) of 29 November 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 Growth, Infrastructure and Waste Committee No. 2022(11) of 29 November 2022, as listed below, as resolutions of Council:

**GROWTH  
INFRASTRUCTURE  
AND WASTE  
COMMITTEE – ITEM 1**

**That the Minutes of the Growth, Infrastructure and Waste Committee held on 10 November 2022 be confirmed.**

CONFIRMATION OF  
MINUTES OF THE  
GROWTH  
INFRASTRUCTURE  
AND WASTE  
COMMITTEE NO.  
2022(10) OF 10  
NOVEMBER 2022

**GROWTH  
INFRASTRUCTURE  
AND WASTE  
COMMITTEE – ITEM 2**

This matter was referred to the Governance and  
Transparency Committee of 29 November 2022.

RENEWAL OF LIQUID  
PETROLEUM GAS  
(LPG) FOR  
BUNDAMBA AND  
GOODNA AQUATIC  
CENTRES

**GROWTH  
INFRASTRUCTURE  
AND WASTE  
COMMITTEE – ITEM 3**

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

FUTURE RIPLEY ROAD  
CORRIDOR UPGRADE  
BETWEEN  
CUNNINGHAM  
HIGHWAY AND  
CENTENARY  
HIGHWAY RIPLEY

**GROWTH  
INFRASTRUCTURE  
AND WASTE  
COMMITTEE – ITEM 4**

This matter was referred to the Council Ordinary Meeting  
of 8 December 2022.

POTENTIAL SALE OF  
SWIFTS SPORTS CLUB  
LOCATED OVER PART  
OF 95A BRISBANE  
ROAD, BOOVAL

**GROWTH  
INFRASTRUCTURE  
AND WASTE  
COMMITTEE – ITEM 5**

**That the Tallegalla Cemetery concept design master  
plan (included as Attachment 2) be approved.**

CONCEPT DESIGN  
MASTER PLAN -

TALLEGALLA  
CEMETERY

**GROWTH  
INFRASTRUCTURE  
AND WASTE  
COMMITTEE – ITEM 6**

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

INFRASTRUCTURE  
AND ENVIRONMENT  
DEPARTMENT  
CAPITAL DELIVERY  
REPORT OCTOBER  
2022

**GROWTH  
INFRASTRUCTURE  
AND WASTE  
COMMITTEE – ITEM 7**

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

EXERCISE OF  
DELEGATION REPORT

**GROWTH  
INFRASTRUCTURE  
AND WASTE  
COMMITTEE - ITEM 8**

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

PLANNING AND  
ENVIRONMENT  
COURT ACTION  
STATUS REPORT

**15.2  
REPORT OF  
GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE NO.  
2022(11) OF 29  
NOVEMBER 2022**

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

**That Council adopt the recommendations of the  
Governance and Transparency Committee No. 2022(11)  
of 29 November 2022.**

AFFIRMATIVE  
Councillors:  
Harding  
Madsen  
Ireland  
Tully  
Doyle  
Fechner  
Kunzelmann  
Milligan

NEGATIVE  
Councillors:  
Nil

Jonic

The motion was put and carried.

This block motion adopts all items of the Governance and Transparency Committee No. 2022(11) of 29 November 2022, as listed below, as resolutions of Council:

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM 1**

RESPONSE TO  
COUNCIL  
RESOLUTION -  
REPORTING  
PROCESSES

- A. That this report, responding to a previous resolution of Council (minute item 14.1 'Transparency and Integrity' dated 28 July 2022), be received and noted.
- B. That the revised Acceptable Requests Guideline and Staff Interaction Policy (Attachment 2) be adopted.
- C. That the internal processes relating to this matter be reviewed in 12 months.

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM 2**

CONFIRMATION OF  
MINUTES OF THE  
GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE NO.  
2022(10) OF 10  
NOVEMBER 2022

That the Minutes of the Governance and Transparency Committee Meeting held on 10 November 2022 be confirmed, noting the amendments made to Items 5 and 11 at the Council Ordinary Meeting on 24 November 2022.

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM 3**

DISPOSAL OF  
COUNCIL FREEHOLD  
LAND - ACCESS  
RESTRICTION STRIP  
LOCATED AT LOT 24  
WEST STREET,  
REDBANK PLAINS

- A. That Council declare the Access Restriction Strip located at Lot 24 West Street, Redbank Plains, described as Lot 24 on SP229262, 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)(i) of the Regulation apply to the disposal of the Access Restriction Strip located at Lot 24 West Street, Redbank Plains, described as Lot 24 on SP229262, 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.

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM 4**

DISPOSAL OF  
COUNCIL FREEHOLD  
LAND - ACCESS  
RESTRICTION STRIP  
LOCATED AT LOT 149  
PERDITA STREET,  
BELLBIRD PARK

- A. That Council declare the Access Restriction Strip located at Lot 149 Perdita Street, Bellbird Park, described as Lot 149 on SP248802, 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)(i) of the Regulation applies to the disposal of the Access Restriction Strip located at Lot 149 Perdita Street, Bellbird Park, described as Lot 149 on SP248802, 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.

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM 5**

INVOLVE PROGRAM  
(STAGE 3) QUARTERLY  
STATUS UPDATE

That the report be received and the contents noted.

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM 6**

QUEENSLAND AUDIT  
OFFICE 2022 FINAL  
AUDIT REPORT

That the 2021-2022 final management report for Ipswich City Council, as detailed in Attachment 1, be received and the contents noted.

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM 7**

ANNUAL FINANCIAL  
STATEMENTS FOR

That the report be received and the contents noted.



CONTROLLED  
ENTITIES

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM 8**

CEO PERFORMANCE  
APPRAISAL 2021-2022

- A. That the CEO Performance Review Report FY2022 be noted.
- B. That the CEO Annual Performance Plan for FY2023 be noted.
- C. That Council endorse the variation to the CEO's Employment Contract.
- D. That the Mayor be authorised to execute the Employment Contract Variation Agreement on behalf of Council.

**GOVERNANCE AND  
TRANSPARENCY  
COMMITTEE – ITEM 9**

RENEWAL OF LIQUID  
PETROLEUM GAS  
(LPG) FOR  
BUNDAMBA AND  
GOODNA AQUATIC  
CENTRES

- A. That Council resolve it is satisfied under section 235(b) of the Local Government Regulation 2012 (regulation) that the exception under section 235(b) of the regulation applies and that Origin Energy Retail Ltd is the only supplier reasonably available to provide the LPG supply agreement for Bundamba, and Goodna Aquatic Centres for the following reasons:
  - (a) The number of suppliers for heating LPG is limited.
  - (b) The equipment at the Council Aquatic Centres is owned by the supplier and Council pays a rent and supply of gas cost.
  - (c) The cost to Council for a new supplier for the removal and replacement of the current infrastructure at the aquatic centres.
- B. That Council enter into a supply agreement with Origin Energy Retail Ltd for the provision of the LPG sale and supply agreement for Bundamba, and Goodna Aquatic Centres for a period of two (2) years for the estimated sum of two hundred and seventy five thousand dollars (\$275,000) excluding GST.

**15.3  
REPORT OF  
COMMUNITY,  
CULTURE, ARTS AND  
SPORT COMMITTEE  
NO. 2022(11) OF 29  
NOVEMBER 2022**

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

**That Council adopt the recommendations of the  
Community, Culture, Arts and Sport Committee No.  
2022(11) of 29 November 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(11) of 29 November 2022, as listed below, as resolutions of Council:

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

CONFIRMATION OF  
MINUTES OF THE  
COMMUNITY,  
CULTURE, ARTS AND  
SPORT COMMITTEE  
NO. 2022(10) OF 10  
NOVEMBER 2022

**That the Minutes of the Community, Culture, Arts and  
Sport Committee held on 10 November 2022 be  
confirmed.**

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

STRONGER  
COMMUNITIES  
PROGRAM 2021-2022

**That the Stronger Communities Program report be  
received and its contents noted.**

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

**That the 30 September 2022 quarterly report concerning Council’s Customer Experience Program of Work be received and the contents noted.**

CUSTOMER  
EXPERIENCE  
PROGRAM OF WORK -  
30 SEPTEMBER 2022

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

**That Councillors Sheila Ireland and Marnie Doyle be appointed as members of the Community, Culture, Arts and Sport Committee.**

CHANGE TO  
COMMITTEE  
MEMBERSHIP

**15.4  
REPORT OF  
ECONOMIC AND  
INDUSTRY  
DEVELOPMENT  
COMMITTEE NO.  
2022(11) OF 29  
NOVEMBER 2022**

Moved by Councillor Nicole Jonic:  
Seconded by Councillor Sheila Ireland:

**That Council adopt the recommendations of the Economic and Industry Development Committee No. 2022(11) of 29 November 2022 with the exception of Item 6 titled Economic Development Strategy.**

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(11) of 29 November 2022, with the exception of Item 6, as listed below, as resolutions of Council:

**ECONOMIC AND  
INDUSTRY  
DEVELOPMENT  
COMMITTEE – ITEM 1**  
IPSWICH 2032  
SUMMIT OUTCOMES

- A. That the Ipswich 2032 Summit Outcomes report be received and its contents noted.
- B. That Council refer the oversight of the development of an Olympic and Paralympic legacy roadmap for the City to the Advocacy Steering Group.
- C. That Council note the proposed legacy working group will be made up of local community leaders and experts to inform and shape the highest priority legacy opportunities and propose this be included for further discussion at the relevant Advocacy Steering Group meeting.

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

CONFIRMATION OF  
MINUTES OF THE  
ECONOMIC AND  
INDUSTRY  
DEVELOPMENT  
COMMITTEE NO.  
2022(10) OF 10  
NOVEMBER 2022

That the Minutes of the Economic and Industry Development Committee held on 10 November 2022 be confirmed.

**ECONOMIC AND  
INDUSTRY  
DEVELOPMENT  
COMMITTEE – ITEM 3**

QUARTERLY EVENT  
SPONSORSHIP AND  
TICKET ALLOCATION  
REPORT

- A. That Council receive and note that the following event sponsorship was approved during the 1 July 2022 to 30 September 2022 period:

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

- **Category 2 Major Community Event Sponsorship for each of the Major Community Christmas Carols in the form of a multi-year agreement. Year 1 \$15,000 (excl. GST), year 2 - \$12,000 (excl. GST) and year 3 - \$10,000 (excl. GST) and promotion through Council’s Christmas marketing campaign.**
  - Brassall Christmas in the Park Inc.
  - Live City Church (Redbank Plains)
  - Tivoli Social Enterprises Ltd.
  - Springfield Carols Inc.

- **Category 2 Major Community Event Sponsorship of \$20,000 (excl. GST) to Tivoli Social Enterprises Limited for the 'Celebrate '23 at Tivoli' New Year's Eve event.**

- B. That Council note there were the following ticket allocations made:**

**That Council note that ticket allocations to CMC Rocks were made with CEO approval for the purpose of advocacy and capacity building (in line with council's Gifts, Benefits and Hospitality Policy (specifically point 16) and 6.9 of the Event Sponsorship Policy (including the Ticket Invitation Allocation Standards).**

**ECONOMIC AND  
INDUSTRY  
DEVELOPMENT  
COMMITTEE – ITEM 4**

GALVANIZED -  
FESTIVAL OF  
HERITAGE POST-  
EVENT REPORT

**That the post event report for the Galvanized Festival 2022 be received and the contents noted.**

**ECONOMIC AND  
INDUSTRY  
DEVELOPMENT  
COMMITTEE – ITEM 5**

SPARK IPSWICH  
FESTIVAL 2022 - POST  
EVENT REPORT

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

**ECONOMIC AND  
INDUSTRY  
DEVELOPMENT  
COMMITTEE – ITEM 6**

ECONOMIC  
DEVELOPMENT  
STRATEGY 2023 -  
2027

RECOMMENDATION

- A. That Council endorse the Economic Development Strategy 2023-2027.
- B. That Council note, that subject to Recommendation A being endorsed, a detailed implementation plan will be developed in consultation with the Chair of the Economic and Industry Development Committee.

Councillor Nicole Jonic proposed a variation to Recommendation A to add the word 'updated' prior to the words Economic Development Strategy 2023-2027.

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

- A. That Council endorse the updated Economic Development Strategy 2023-2027.**
- B. That Council note, that subject to Recommendation A being endorsed, a detailed implementation plan will be developed in consultation with the Chair of the Economic and Industry Development Committee.**

**AFFIRMATIVE**

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

**Attachments**

1. Updated Economic Development Strategy 2023-2027

**ECONOMIC AND  
INDUSTRY  
DEVELOPMENT  
COMMITTEE – ITEM 7**

**CHANGE TO  
COMMITTEE  
MEMBERSHIP**

**That Councillor Marnie Doyle be appointed as a member of the Economic and Industry Development Committee.**

**15.5  
REPORT OF  
ENVIRONMENT AND  
SUSTAINABILITY  
COMMITTEE NO.  
2022(11) OF 29  
NOVEMBER 2022**

Moved by Councillor Russell Milligan:  
Seconded by Councillor Andrew Fechner:

**That Council adopt the recommendations of the Environment and Sustainability Committee No. 2022(11) of 29 November 2022 with the exception of Items 3 and 5 and that the procedural motion for the commencement of the meeting on page 99 of the agenda, be amended to 12.32 pm.**

**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 Environment and Sustainability Committee No. 2022(11) of 29 November 2022, with the exception of Items 3 and 5, as listed below, as resolutions of Council:

**ENVIRONMENT AND  
SUSTAINABILITY  
COMMITTEE – ITEM 1**

TROLLEY CLEAN UP -  
UPDATE  
OCTOBER/NOVEMBER  
2022

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

**ENVIRONMENT AND  
SUSTAINABILITY  
COMMITTEE – ITEM 2**

CONFIRMATION OF  
MINUTES OF THE  
ENVIRONMENT AND  
SUSTAINABILITY  
COMMITTEE NO.

**That the Minutes of the Environment and Sustainability Committee Meeting held on 10 November 2022 be confirmed.**

2022(10) OF 10  
NOVEMBER 2022

**ENVIRONMENT AND  
SUSTAINABILITY  
COMMITTEE – ITEM 3**

IPSWICH CITY  
COUNCIL NATURAL  
ENVIRONMENT  
STRATEGY 2023

Moved by Councillor Russell Milligan:  
Seconded by Councillor Andrew Fechner:

**That Council adopt the new Ipswich City Council Natural Environment Strategy 2023 as detailed in Attachment 2.**

**AFFIRMATIVE**

Councillors:

Harding  
Madsen  
Ireland  
Tully  
Doyle  
Fechner  
Kunzelmann  
Milligan  
Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

**ENVIRONMENT AND  
SUSTAINABILITY  
COMMITTEE – ITEM 4**

SEVERE WEATHER  
FEBRUARY 2022  
RECOVERY PLAN -  
OCTOBER TO  
DECEMBER

**That the report concerning the Recovery Plan October to December 2022 be received and its contents noted.**

**ENVIRONMENT AND  
SUSTAINABILITY  
COMMITTEE – ITEM 5**

RESPONSE TO  
MAYORAL MOTION -  
REVIEW OF THE  
FEBRUARY/MARCH  
2022 FLOOD EVENT

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

- A. That Council adopt the ‘Flood Review 2022 – Strategic Review Report and Operational Review Report’ as detailed in Attachments 1 and 2’.**
- B. That the report be presented to the City of Ipswich Local Disaster Management Group and the City of Ipswich Local Recovery and Resilience Group.**



**C. That the Chief Executive Officer be authorised to develop resourcing, implementation, and monitoring arrangements in relation to Recommendation A.**

AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

**ADJOURN MEETING**

Moved by Mayor Teresa Harding:

**That the meeting be adjourned at 10.14 am to reconvene at 10.44 am.**

AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

The motion was put and carried.

**The meeting reconvened at 10.46 am.**

At 10.46 am Deputy Mayor Jacob Madsen and Councillor Andrew Fechner left the meeting room due to a previously declared interest in Item 15.6.

**15.6  
REPORT OF IPSWICH  
CENTRAL  
REDEVELOPMENT  
COMMITTEE NO.  
2022(11) OF 29  
NOVEMBER 2022**

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

**That Council adopt the recommendations of the Ipswich Central Redevelopment Committee No. 2022(11) of 29 November 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.

**IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE – ITEM 1**

CONFIRMATION OF  
MINUTES OF THE  
IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE NO.  
2022(10) OF 10  
NOVEMBER 2022

**That the Minutes of the Ipswich Central Redevelopment Committee Meeting held on 10 November 2022 be confirmed.**

**IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE – ITEM 2**

IPSWICH CENTRAL  
REVITALISATION - SIX  
MONTHLY REPORT

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

**IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE – ITEM 3**

NICHOLAS STREET  
PRECINCT - RETAIL

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

SUB-PROJECT  
STEERING  
COMMITTEE  
NOVEMBER 2022

**IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE – ITEM 4**

NICHOLAS STREET  
PRECINCT - BRAND  
AND ACTIVATION  
MANAGER REPORT -  
NOVEMBER 2022

**IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE – ITEM 5**

PROCUREMENT -  
TENDER  
CONSIDERATION  
PLAN - RETAIL  
LEASING SERVICES

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

- A. That pursuant to Section 230(1)(a) of the *Local Government Regulation 2012* (Regulation), Council resolve to prepare a Tender Consideration Plan for the re-engagement of Ranbury Property Services Pty Ltd for the provision of retail leasing services for the Nicholas Street Precinct.
- B. That pursuant to Section 230(1)(b) of the *Local Government Regulation 2012* (Regulation), Council resolve to adopt the Tender Consideration Plan for the re-engagement of Ranbury Property Services Pty Ltd for the provision of retail leasing services for the Nicholas Street Precinct.
- C. That in accordance with the Tender Consideration Plan, Council enter into a contractual arrangement with Ranbury Property Services Pty Ltd at a fixed cost of \$145,665.00 excluding GST, plus transaction success fees, over the entire term, being an initial term of six (6) months, with options for extension at the discretion of Council (as purchaser), of an additional two (2) x six (6) month terms.
- 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.
- A. That the contractual arrangement (Council contract 16456) with Ranbury Management Group Pty Ltd (Supplier) for the provision of Program Management Services for the Ipswich Central Revitalisation Project

**IPSWICH CENTRAL  
REDEVELOPMENT  
COMMITTEE – ITEM 6**

PROCUREMENT -  
CONTRACT 16456  
PROGRAM  
MANAGEMENT  
SERVICES VARIATION

**be varied to amend the purchase price from two million, five hundred and nineteen thousand, two hundred and twenty nine dollars and fifty cents (\$2,519,229.50) excluding GST to approximately two million, nine hundred and seventy one thousand, seven hundred and eighty six dollars and eighty cents (\$2,971,786.80) excluding GST over the entire term.**

- B. That Council enter into a deed of variation with the Supplier to appropriately amend the existing contractual arrangement.**
- 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, including the deed of variation to the revised fee estimate and any future variations up to the contingency amount.**

At 10.53 am Deputy Mayor Jacob Madsen and Councillor Andrew Fechner returned to the meeting room.

## **16. OFFICERS’ REPORTS**

### **16.1**

**POTENTIAL SALE OF  
SWIFTS SPORTS CLUB  
LOCATED OVER PART  
OF 95A BRISBANE  
ROAD, BOOVAL**

#### **RECOMMENDATION**

- A.** That pursuant to section 236(2) of the *Local Government Regulation 2012* (Regulation), Council resolve that the exception at section 236(1)(b)(ii) of the Regulation applies to the disposal of surplus land at 95A Brisbane Road, Booval more particularly described as part of Lot 169 and Plan RP24111, (Council file reference number L-1274), because the disposal will be to a community organisation.
- B.** That Council enter a contractual arrangement with Swifts Leagues Club Ltd at an expected sale price of \$1,370,000 excluding GST, payable to Council.
- 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.

**MOVE INTO CLOSED  
SESSION**

Moved by Mayor Teresa Harding  
Seconded by Councillor Paul Tully

**That in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 16.1 titled Potential Sale of Swifts Sports Club.**

The meeting moved into closed session at 11.24 am.

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

The motion was put and carried.

**ADJOURN MEETING**

Moved by Mayor Teresa Harding

**That the closed meeting be adjourned at 12.13 pm to reconvene at 1.30 pm.**

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

The motion was put and carried.

The closed meeting reconvened at 1.30 pm.

**MOVE INTO OPEN  
SESSION**

Moved by Mayor Teresa Harding

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

AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

The meeting moved into open session at 2.40 pm.

**STATEMENT OF REASONS**

On the basis of information and advice provided by Council and external advisors, it is considered most prudent for financial, risk and operational reasons for Council to remain the owner of the land rather than to sell the land.

Moved by Councillor Marnie Doyle:

Seconded by Councillor Andrew Fechner:

- A. That the report be received and noted.**
- B. That Council resolve not to sell the land at 95A Brisbane Road, Booval more particularly described as part of Lot 169 and Plan RP24111, (Council file reference number L-1274).**
- C. That Council advise the existing Lessee that it is prepared to negotiate revised terms of the existing Lease or to enter into a new lease with the Lessee on terms and conditions and for such period as may be agreed to by the Parties.**
- 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 action in relation to the variation of the existing Lease or the creation of a new Lease.**
- E. That the matter be brought back to Council for approval of any revised or new Lease.**

AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

**16.2  
COMMUNITY USE -  
CHILD CARE CENTRE  
AT 54-56 ARTHUR  
SUMMERVILLES  
ROAD, KARALEE -  
DRAFT CONDITIONS  
PACKAGE**

Moved by Mayor Teresa Harding:

Seconded by Councillor Kate Kunzelmann:

**That the conditions generally outlined in Attachment A be approved subject to the review of other parties of the appeal and adjustment of conditions as required.**

AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

At 2.51 pm Councillor Andrew Fechner left the meeting room due to a previously declared interest in Items 16.3 and 16.4.

**16.3  
DEVELOPMENT  
APPLICATION  
(MINOR CHANGE)  
7213/2014/MAMC/D  
- NUGROW SPECIAL  
INDUSTRY (COMPOST**

Moved by Mayor Teresa Harding:

Seconded by Councillor Sheila Ireland:

**That Council refuse the proposed Minor Change Application 7213/2014/MAMC/D for the reasons outlined within this report and Attachment A.**

**AND SOIL  
CONDITIONER  
MANUFACTURING  
FACILITY) AT  
SWANBANK**

**AFFIRMATIVE**

Councillors:

Harding  
Madsen  
Ireland  
Tully  
Doyle  
Kunzelmann  
Milligan  
Jonic

**NEGATIVE**

Councillors:

Nil

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

The motion was put and carried.

At 2.58 pm Deputy Mayor Jacob Madsen left the meeting room due to a previously declared interest in Item 16.4.

**16.4  
DEVELOPMENT  
APPLICATION  
RECOMMENDATION  
(MINOR CHANGE)  
10301/2019/MAMC/  
A**

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

**That Council approve a minor change to development application no. 10301/2019/MCU subject to conditions as contained in Attachment 2 of this report.**

**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.



At 3.01 pm Deputy Mayor Jacob Madsen and Councillor Andrew Fechner returned to the meeting room.

**16.5  
REPORT - AUDIT AND  
RISK MANAGEMENT  
COMMITTEE NO.  
2022(06) OF 16  
NOVEMBER 2022**

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

**That the report of the Audit and Risk Management Committee No. 2022(06) of 16 November 2022 be received, the contents noted and the recommendations contained therein be adopted.**

**AFFIRMATIVE**

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

**16.6  
FURTHER GENERAL  
RATES CONCESSION  
FOR PROPERTIES  
IMPACTED BY THE  
FEBRUARY 2022  
FLOOD EVENT**

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

**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 related to the October to December 2022 rating period to eligible residential owner occupied rate payers impacted by the 2022 floods, and where the relevant residential dwelling continues to be uninhabitable, on the basis outlined in this report.**

**AFFIRMATIVE**

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

**NEGATIVE**

Councillors:

Nil

Milligan

Councillor Nicole Jonic did not take part in the vote on this matter due to her previously declared interest in the matter.

The motion was put and carried.

**17. NOTICES OF  
MOTION**

Nil

**18. QUESTIONS ON  
NOTICE**

Nil

**MEETING CLOSED**

The meeting closed at 3.03 pm.

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

**Condolence Motion: Claire Juler**

**Ordinary Council Meeting | Thursday, 8 December 2022**

I move that council express its condolences, on behalf of the city, to the family of Mrs Claire Juler.

May I have a seconder?

To Claire's husband Ken, children Keri-Ann and John and their families and the many children she unofficially adopted, we offer our condolence.

Since moving to Chuwar in 1992, Claire had been an active member of the community, volunteering with various local organisations.

Claire is a former vice-president of the Ipswich Genealogical Society, as well as long-term treasurer and founding member of the Classic and Muscle Car Club Ipswich.

Claire was a car enthusiast, and she loved her Holdens.

As Treasurer for the Car Club, she helped distribute over \$100,000 to those who needed it most with food hampers, Christmas presents and cash donations.

She created opportunities to combine her love of cars with helping people and travelled around the country on bashes that also raised money for charity.

Claire was passionate about assisting the homeless in her work with Rosies Ipswich and she also enjoyed knitting for Ipswich Hospice Care.

In her role with the Genealogical Society, she also took on fundraising ventures as well as always being the first to put her hand up and help with whatever task was needed.

Claire was a quiet achiever. Nothing was too big or too small for her to help with.

If she came across anyone who might feel disconnected from the community, she was always there to listen and offer a warm smile and she especially loved helping children however she could.















































































































Doc ID No: A8532712

ITEM: 7.1

SUBJECT: PETITION - BUILD A PLAYGROUND IN WOODEND, IPSWICH

AUTHOR: MEETINGS COORDINATION MANAGER

DATE: 14 DECEMBER 2022

### EXECUTIVE SUMMARY

This is a report concerning the submission of a petition to the Division 3 Councillors on behalf of residents in relation to building a playground in Woodend, Ipswich. The following link is to the online petition through change.org [link to online petition](#)

### RECOMMENDATION/S

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

### RELATED PARTIES

Division 3 residents

### IFUTURE THEME

Vibrant and Growing  
Safe, Inclusive and Creative  
Natural and Sustainable

### PURPOSE OF REPORT/BACKGROUND

### LEGAL/POLICY BASIS

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

*Not applicable*

### RISK MANAGEMENT IMPLICATIONS

Not applicable

### 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.

## CONCLUSION

[Type here](#)

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- |    |   |
|----|---|
| 1. | Petition - Build a Playground in Woodend, Ipswich <a href="#">↓</a>  |
| 2. | Reasons for signing petition <a href="#">↓</a>                       |

Vicki Lukritz

**MEETINGS COORDINATION MANAGER**

I concur with the recommendations contained in this report.

Wade Wilson

**MANAGER, EXECUTIVE SERVICES**

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











Doc ID No: A8467841

ITEM: 14.1

SUBJECT: DELEGATION TO THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE

AUTHOR: MANAGER, EXECUTIVE SERVICES

DATE: 18 NOVEMBER 2022

### **EXECUTIVE SUMMARY**

This is a report in response to a question raised during the November 2022 Growth Infrastructure and Waste Committee to determine if the delegation in place extended to decisions made under the Economic Development Act 2012.

### **RECOMMENDATION/S**

- A. That in accordance with Section 257 (1)(c) of the *Local Government Act 2009*, the Growth, Infrastructure and Waste Committee be delegated power to make decisions on behalf of Council for decisions made under the *Economic Development Act 2012*.**
- B. That the Terms of Reference for Standing Committees be amended to reflect the additional delegation.**

### **PURPOSE OF REPORT/BACKGROUND**

The Growth Infrastructure and Waste Committee was previously assigned delegated authority to exercise all powers of council. The intent at the time of delegation was to permit the committee to make timely decisions for planning related matters and, hear other urgent matters that required a decision of the full council. Regardless of the intent at the time, there remain certain matters that cannot be determined under delegation and require a resolution of the full council.

A review of the Ipswich City Council Terms of Reference for Standing Committees (TOR) was undertaken in 2022 and finalised at the 27 October Ordinary Council meeting. As part of the consultation undertaken during this process, the existing delegation was questioned for ongoing relevancy considering the greater focus on each committee's area of responsibility.

When adopting the revised TOR, the Council also resolved to repeal the existing delegation to the Growth Infrastructure and Waste Committee and replace it with a new delegation. The new delegation assigned powers only to make decisions made under the *Planning Act 2016*.

The consultation undertaken when formulating the proposal to delegate powers under the *Planning Act 2016* did not reveal any intention at the time to also delegate powers under the *Economic Development Act 2012*. It is not expected that this power would be required on a

regular basis, however it may offer increased flexibility in meeting required timeframes when a decision under the *Economic Development Act 2012* is required to be made.

**CONCLUSION**

Where Council wishes to delegate additional authority to permit the Growth Infrastructure and Waste committee to make decisions on behalf of Council for matters under the *Economic Development Act 2012*, a further resolution will be required.

Wade Wilson

**MANAGER, EXECUTIVE SERVICES**

I concur with the recommendations contained in this report.

Peter Tabulo

**ACTING CHIEF EXECUTIVE OFFICER**

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

Doc ID No: A8437032

ITEM: 16.1

SUBJECT: CEO ORGANISATIONAL PERFORMANCE REPORT FOR NOVEMBER & DECEMBER 2022

AUTHOR: CHIEF EXECUTIVE OFFICER

DATE: 9 JANUARY 2023

### **EXECUTIVE SUMMARY**

This report is for the month of November & December 2022 and summarises organisational performance in the areas of workplace health and safety, progress in delivery of Council's Corporate and Operational Plans, our people and culture, financial management, capital program delivery and significant risks and legal matters.

The organisation continues to remain focused on our ongoing service delivery while ensuring the recovery and rehabilitation of Council's assets within the City that were impacted by the February and May 2022 significant weather events.

The report for this period highlights current significant matters and progress on key performance indicators.

### **RECOMMENDATION**

**That the Chief Executive Officer Organisational Performance Report for the months of November and December 2022 be received and the contents noted.**

### **BACKGROUND**

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

##### **New Strategies for Council**

Council adopted a new *Natural Environment Strategy* in December that will set the direction for council-led management and protection. The strategy identifies priority areas where council can take action to protect or restore Ipswich landscapes, so they are more resilient to pressures such as a growing population and climate change. A connected and protected natural environment is critical to the future of native plants and animals under threat from existing and future impacts. The strategy also recognises that outcomes cannot be achieved by council alone and that partnerships and community education will be critical.

In December also, Council adopted the new *Economic Development Strategy 2023-2027*, which aims to deliver: 11,500 new jobs by 2027; \$6.5 billion economic growth by 2027; Ipswich positioned and promoted as a destination of choice to invest, live, learn, work and play; and Ipswich City Council and local businesses well connected and engaged. A detailed

implementation plan will now be developed that will be reviewed annually with a report card delivered to document progress.

### **Annual Report 2021-2022**

Council adopted its Annual Report for 2021-2022 in November documenting the significant work undertaken over the twelve months. Recovery from two flood events, ongoing revitalisation of Ipswich Central and significant progress made on the city's new planning scheme were key themes of the report. Council staff delivered a broad range of services to the community through the year including responding to 172,020 calls to the contact centre; 16,488 customer emails; 84,564 customer service requests raised and actioned and 87,367 bins collected each week.

### **Inspiring Leaders program wins LearnX Platinum award**

Council was presented with a Platinum Award for *'Best Learning & Talent Development Project – Leadership Training'* in the 2022 LearnX Awards for its Inspiring Leaders program. With over 100 leaders from across council currently involved in the program, content is focused in six 'challenges': understanding leadership, quality conversations, performance planning, developing others, change leadership and safety leadership. Leaders work their way through each challenge over 18 months, with the first group set to finish their Inspiring Leaders journey in early June 2023. Platinum is the highest tier awarded by LearnX and the Awards draw entries from leading global enterprises, as well as mid-sized and smaller organisations, across the corporate, academic, and public service sectors worldwide.

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

There was very good safety performance across council, with the injury and incident rates well below the same time last year and majority tracking down consistently.

The **Lost Time Injury Frequency Rate (LTIFR)** is 1.22 which is slightly lower than the month of November (1.74). This rate has decreased slightly as there were no lost time injuries in November. This equates to 1.22 lost time injuries every six (6) months. The state average is 14.78 (November 14.32), noting that the Ipswich City Council (ICC) rate is significantly less than the state average and places ICC as one of the best performing Councils in Queensland.

**Lost time severity rate** is 29.41\* which is higher than the month of November (22.55\*). The state average is 38.34 (November 34.98) (Total days lost for each LTI). (\*Note: at time of finalising the report only an average could be provided for the end of December due to some data not being available – this will corrected in time for the January report).

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

The Quarterly Performance Report for October - December 2022 (Quarter 2 period) on the 2022-2023 Operational Plan will be presented to the March Governance and Transparency Committee.

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

[https://www.ipswich.qld.gov.au/about\\_council/media/corporate\\_publications/annual-plan](https://www.ipswich.qld.gov.au/about_council/media/corporate_publications/annual-plan)

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

##### *People and Culture*

- Council's workforce 'head count' has slightly decreased as of 31 December 2022 at 1,486 and is shown with 1,137 full-time (1,135 in November), 153 part-time (150 in November); 126 casual (130 in November); and 70 contingency (75 in November) staff.
- Turnover rate for December 2022 is currently tracking at 9.63% and has decreased (9.68% in November).

##### *Finance*

Due to the early council meeting this month, the December 2022 financial results were not available to include in this report. However, the full financial performance report for December will be tabled via a separate late report on the Council agenda.

Council's overall net result as at 30 November 2022 (including capital revenues) is less than budget with a net surplus of \$29.3 million compared to the budget of \$32.8 million. The operating surplus is also \$1.0 million behind budget which is driven by the continued flood recovery, the use of contract labour and overtime, and efficiency targets. Higher interest and rates revenue has offset the additional expenditures to an extent; however, some elements of these expenditures are likely to continue for the year and will be considered in budget amendments.

The whole of council capital program spending for the month (excluding flood buy back) was in line with budget, but included underspends in the Nicholas Street Precinct of \$2.5 million and overspends in the IED construction program of \$6.5 million due to carryover spending from the prior financial year.

##### *Capital Delivery Program 2022-2023*

The Infrastructure and Environment Department performed exceptionally well for the months of November and December as a result of some major projects progressing well and favourable weather conditions for construction. In November the department delivered \$17.4 million in capital works against a phased budget of \$12.85. The overspend on budget is at this stage predominantly a phasing issue and due to projects from the 2021-2022 FY being completed this FY and some projects progressing ahead of schedule. In December the department delivered \$14 million in capital works against a budget of \$13 million. Again, the department sees this as a positive. The key risk to identify at this time is a potential significant increase in costs due to inflation and higher cost of materials for the Springfield Greenbank Arterial duplication project.

#### **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 every two months at the Executive Leadership Team (ELT) Risk Committee Meeting. Council’s corporate risk register will be reviewed at the ELT Risk Committee meeting to be held on 14 February 2023. Council’s iVolve Project corporate risk will continue to be closely monitored with regular reports to the Executive Leadership Team, Audit and Risk Management Committee and Governance and Transparency Committee through to 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 in a Confidential Attachment 2 to this report.

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

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

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

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

**6. Current Consultation Matters**

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

Projects currently open on Shape Your Ipswich (November/December 2022):

Project Name	Project Lead (Council Department)	Purpose of engagement
New Ipswich Planning Scheme	Planning and Regulatory Services Department	Informing the community that the consultation process will begin next year and to learn more about planning schemes.



iGO Transport Strategy Review	Infrastructure and Environment Department	A survey and pop up locations to help inform the iGO transport strategy review.
Ipswich Central	Community, Cultural and Economic Development Department	Ipswich Central Revitalisation projects, communications, information sharing and public events.
Active and Healthy Program	Community, Cultural and Economic Development Department	Survey for Active and Healthy Program participants to evaluate and provide suggestions on the program.
Community Panel	Coordination and Performance Department	Council's community engagement program for future focussed policy, strategy, projects and plans.
Urban Heat	Infrastructure and Environment Department	Consult on community experiences of the urban heat environment. Partnership with Griffith University and University of the Sunshine Coast.
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 Department	Closed page for information sharing and discussion for the Ipswich Arts Advisory Group.
The Ipswich Heritage Network Group – closed member page	Planning and Regulatory Services Department	Closed page for information sharing and discussion on our city's heritage, history and conservation.
Habitat Gardens Partnership – closed member page	Infrastructure and Environment Department	Platform for urban property owners to share their thoughts, ideas, successes, learnings and conservation aspirations.

Project updates for November/December 2022 – closing the loop:

Project Name	Project Lead (Council Department)	Purpose of engagement
2022 Ipswich Flood Review	Infrastructure and Environment Department	<ul style="list-style-type: none"> <li>Survey closed</li> </ul>

		<ul style="list-style-type: none"> <li>Updated with the Strategic and Operational Review reports.</li> </ul> <p>Click <a href="#">here</a> to view page.</p>
Swifts Sports Club Proposed Sale	Corporate Services Department	<ul style="list-style-type: none"> <li>Updated to reflect Ordinary Council meeting outcome for the property to remain community owned.</li> </ul> <p>Click <a href="#">here</a> to view page</p>
Electoral Arrangement Review	Corporate Services Department	<ul style="list-style-type: none"> <li>Submission closed</li> <li>Change Commission is reviewing</li> </ul> <p>Click <a href="#">here</a> to view page.</p>
Nimmo Street, Booval – closed page	Corporate Services Department	<ul style="list-style-type: none"> <li>Survey closed</li> <li>31-33 Nimmo Street is no longer suitable for Queensland Rollingstock Preservation Group (QRP) purposes.</li> </ul> <p>Click <a href="#">here</a> to view page.</p>
Working towards a healthy natural environment	Infrastructure and Environment Department	<ul style="list-style-type: none"> <li>Council endorsed the Natural Environment Strategy</li> <li>Strategy is available online</li> </ul> <p>Click <a href="#">here</a> to view page.</p>
Sub-panel consultation: Natural Environment Strategy	Infrastructure and Environment Department	<ul style="list-style-type: none"> <li>Survey closed</li> <li>Council endorsed the Natural Environment Strategy</li> <li>Strategy is available online</li> </ul> <p>Click <a href="#">here</a> to view page.</p>
iGO Parking Strategy and Action Plan	Infrastructure and Environment Department	<ul style="list-style-type: none"> <li>Survey closed</li> <li>Feedback is being reviewed</li> </ul> <p>Click <a href="#">here</a> to view page.</p>

Community panel and pop-up engagement activities for the next couple of months at this stage could include:

- Community Panel Planning Scheme Workshop – 18 January 2023
- iGO Transport Strategy –6 pop up stalls in Ripley, Rosewood and Ipswich CBD (December 2022), Karalee, Springfield Lakes, Redbank Plains and Yamanto (January 2023)

## 7. External Funding

A summary of the grant revenue portfolio is provided below:

Funding Type	Total number of Grant projects	Total External Funding Received	Total Cost of Grant funded project/s (inc. Council & other Contributions)
State Government	32	\$19,620,557	\$38,218,841
Federal Government	22	\$20,641,481	\$34,960,026
Other	5	\$559,424	\$1,508,849
<b>Total</b>	<b>59</b>	<b>\$40,821,462</b>	<b>\$74,687,716</b>

## 8. Council Flood Recovery Coordination

Council is currently working with the Queensland Reconstruction Authority (QRA) and other Departments regarding the costs associated with the February and May 2022 flooding and rain events.

The following table provides details on the current financial position of the recovery works:

<b>FLOOD SUMMARY - 31 December 2022</b>					
	2021-2022		2022-2023		COMBINED
<b>Revenue</b>	-\$	1,355,459	-\$	20,690,496	-\$ 22,045,955
<b>Expense</b>	\$	6,544,262	\$	14,472,431	\$ 21,016,693
<b>Net Position</b>	\$	5,188,803	-\$	6,218,065	-\$ 1,029,262

	2021-2022		2022-2023		COMBINED
<b>Revenue</b>					
Revenue - Operational	-\$	1,355,459	-\$	655,037	-\$ 2,010,496
Revenue - Capital	\$	-	-\$	20,035,459	-\$ 20,035,459
	-\$	1,355,459	-\$	20,690,496	-\$ 22,045,955
<b>Expense</b>					
Employee Expense (Excl Labour Contracts)	\$	1,623,199	\$	1,562,937	\$ 3,186,135
Labour Contracts	\$	284,493	\$	65,331	\$ 349,824
Expense Allocation In/Out	\$	61,795	\$	2,225	\$ 64,020
Internal Trading Expense	\$	683,679	\$	508,362	\$ 1,192,041
Material & Services	\$	3,882,875	\$	12,331,214	\$ 16,214,088
Other Expenses	\$	8,221	\$	2,363	\$ 10,584
	\$	6,544,262	\$	14,472,431	\$ 21,016,693
<b>Net Position</b>	\$	5,188,803	\$ -	-\$ 6,218,065	\$ - -\$ 1,029,262

COMBINED DATA - All Flood related projects - February Flood Event, May Flood Event, LRRG.  
Excludes QRRRF projects (Qld Resilience & Risk Reduction Funding)

**SUMMARY COMMENTARY - DECEMBER 2022**

Flood Recovery Revenue

Council has received \$22M in funding to date which includes the \$20M advance payment for the Voluntary Home Buy Back Program (VHBB) and \$1M advance towards Flood recovery works.

Approximately \$5.2M in claims have been submitted under Counter Disaster (CDO) and Emergency Works (EW), with \$4.5M approved to date and < 0.1% deemed ineligible. The balance of CDO & EW claims are in assessment phase and expected to be finalised early January.

NB: Council's trigger point contribution for each event is \$1,252,306 (Total \$2.5M). This is the financial contribution Council is required to make towards reconstruction works before eligible to receive DRFA REPA\* funding.

Flood Recovery Expenditure

The total spend on flood recovery as at 31 December 2022 is approximately \$21M, including \$3.9M incurred in December. The majority of December spend is attributed to Resilient Homes/VHBB program (\$2.8M) and repairs across the gravel and sealed road network (\$~700k).

Of the total spend to date, \$3.5M (17%) relates to labour expenses, however, only the portion relating to overtime, approximately \$622k, and contract labour is a true additional spend, the remainder is ordinary time diverted from business-as-usual activities to flood recovery activities.

\$16M (77%) has been spent on materials and services with a focus on community assistance, repairing roads and pathways, clean up works across impacted sport and recreational spaces, and the VHBB Program.

\* DRFA - Disaster Recovery Funding Arrangements

\* REPA - Reconstruction of Essential Public Assets

\* VHBB - Voluntary Home Buy Back

The following tables provide an overview of the current status of claims:

<b>Council Flood Recovery Coordination Program Claims</b>					
<b>Funding Source</b>	<b>Claim Details</b>	<b>Status</b>	<b>Requested Amount</b>	<b>Approved Amount</b>	<b>% of Claim Approved</b>
Counter Disaster Operations	Payment advance	Approved	\$1,000,000.00	\$1,000,000.00	100%
Counter Disaster Operations	Claim 1 (Feb 22)	Approved	\$655,195.00	\$655,036.00	99.98%
Counter Disaster Operations	Claim 2 (Feb 22)	Approved	\$668,078.92	\$667,887.10	99.97%
Counter Disaster Operations	Claim 3 (Feb 22)	Approved	\$235,122.69	\$235,122.69	100.00%
Counter Disaster Operations	Claim 4 (Feb 22)	Approved	\$127,583.88	\$124,573.15	97.64%
Counter Disaster Operations	Claim 5 (Feb 22)	Approved	\$63,788.40	\$63,788.40	100.00%
Counter Disaster Operations	Claim 6 (Feb 22)	Approved	\$6,438.90	\$6,438.90	100.00%
Counter Disaster Operations	Claim 1 (May 22)	Approved	\$36,314.27	\$36,264.79	99.86%
Counter Disaster Operations	Claim 2 (May 22)	Approved	\$7,788.00	\$7,788.00	100.00%

<b>Council Flood Recovery Coordination Program Claims</b>					
<b>Funding Source</b>	<b>Claim Details</b>	<b>Status</b>	<b>Requested Amount</b>	<b>Approved Amount</b>	<b>% of Claim Approved</b>
Emergency Works	Claim 1 (Feb 22)	Approved	\$1,018,271.41	\$1,018,271.41	100.00%
Emergency Works	Claim 2 (Feb 22)	Approved	\$306,961.51	\$306,390.31	99.81%
Emergency Works	Claim 3 (Feb 22)	Approved	\$129,440.39	\$129,440.39	100.00%
Emergency Works	Claim 4 (Feb 22)	Assessment	\$51,368.09		0.00%
Emergency Works	Claim 5 (Feb 22)	Approved	\$176,152.97	\$176,152.97	100.00%
Emergency Works	Claim 1 (May 22)	Approved	\$1,108,993.26	\$1,108,993.26	100.00%
Emergency Works	Claim 2 (May 22)	Assessment	\$262,226.28		0.00%
Emergency Works	Claim 3 (May 22)	Assessment	\$379,255.87	\$379,255.87	100.00%
Local Recovery and Resilience Grants	Pre-payment	Approved	\$1,000,000.00	\$1,000,000.00	100.00%
<b>Stream Total</b>			<b>\$7,232,979.84</b>	<b>\$6,915,403.24</b>	<b>95.61%</b>

<b>Stream 1 Council Asset Recovery Program Claims</b>				
<b>Funding Source</b>	<b>Claim Details</b>	<b>Status</b>	<b>Requested Amount</b>	<b>Approved Amount</b>
Immediate Reconstruction	Romulus Crt Drainage failure	Approved	\$73,945	\$73,945
Reconstruction of Essential Public Assets	Ventura Way Bio-Basin	Approved	\$56,164	\$56,164
Reconstruction of Essential Public Assets	Flood Monitoring Gauge Replacement	Approved	\$157,594	\$157,594
Reconstruction of Essential Public Assets	Piepers Road Culvert Reconstruction	Approved	\$13,463	\$13,463
Sport and Recreation Recovery Package	Community and Recreation Facilities	Assessment	\$25,011,602	
Blackall Street Drainage	East Ipswich stormwater outfall	Assessment	\$700,149	
Bradfield bridge Erosion	Erosion repair Bradfield Bridge Nth	Assessment	\$283,159	
<b>Stream Total</b>			<b>\$26,296,076</b>	<b>\$301,166</b>

<b>Stream 3 Environmental Recovery Program Claims</b>				
<b>Funding Source</b>	<b>Claim Details</b>	<b>Status</b>	<b>Requested Amount</b>	<b>Approved Amount</b>
Reconstruction of Essential Public Assets	Ventura Way Bio-Basin	Approved	\$56,164	\$56,164
Reconstruction of Essential Public Assets	Iron pot Creek	Approved	\$27,003	\$27,003
Reconstruction of Essential Public Assets	Nth Ipswich Sinkhole	Approved	\$145,730	\$72,865

Reconstruction of Essential Public Assets	Repair sinkhole in drainage channel Wiley St	Approved	\$23,650	\$23,650
Healthy Land & Water	Woogaroo Creek Reach - Reconnaissance	Approved	\$15,000	\$15,000
<b>Stream Total</b>			<b>\$267,547</b>	<b>\$194,682</b>

<b>Stream 4 Resilient Homes Fund Claims</b>				
<b>Funding Source</b>	<b>Claim Details</b>	<b>Status</b>	<b>Requested Amount</b>	<b>Approved Amount</b>
Resilient Homes Fund	Advance Payment	Approved	\$60,000,000	\$60,000,000
<b>Stream Total</b>			<b>\$60,000,000</b>	<b>\$60,000,000</b>

## 9. Council Resolutions


Number of resolutions finalised since last report (November 2022): 46

Number of resolutions in progress as at 10 January 2023: 68

### HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
<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.

### ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Actions report as at 10 January 2023 <a href="#">↓</a> 
	CONFIDENTIAL
2.	Legal Services Confidential Attachment for CEO Organisation Performance Report for November and December 2022

























Doc ID No: A8482123

ITEM: 16.2

SUBJECT: DISPOSAL OF COUNCIL FREEHOLD LAND - ACCESS RESTRICTION STRIP LOCATED AT LOT 236 HARTOG STREET, BARELLAN POINT

AUTHOR: PROPERTY OFFICER

DATE: 24 NOVEMBER 2022

### **EXECUTIVE SUMMARY**

This is a report concerning the disposal of freehold land for road purpose located at Lot 236 Hartog Street, Barellan Point, described as Lot 236 on RP122570. The lot, owned by Ipswich City Council (Council), is identified as an Access Restriction Strip (ARS) and is proposed to be opened as road as part of Development Application 12043/2022/MCU (the "Development Application").

### **RECOMMENDATION/S**

- A. That Council declare that part of the Access Restriction Strip located at Lot 236 Hartog Street, Barellan Point, described as Lot 236 on RP122570, surplus to Council requirements and available for disposal for road purpose.**
- 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 part of the Access Restriction Strip located at Lot 236 Hartog Street, Barellan Point, described as Lot 236 on RP122570, 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 purpose.**

### **RELATED PARTIES**

There were no declared conflicts of interest

### **IFUTURE THEME**

Vibrant and Growing

### **PURPOSE OF REPORT/BACKGROUND**

An ARS is a narrow strip of freehold land (total area 233m<sup>2</sup>) owned by Council designed to prevent adjoining landowners from having dual access to their properties.

The ARS located at Lot 236 Hartog Street, Barellan Point, currently prevents the adjoining landowners from having dual access to their property at 59 Stuart Street, Barellan Point.

As a part of the development application Council has received a request seeking owner's consent for the ARS to be opened as road to facilitate a dual access point for the adjoining landowners of 59 Stuart Street, Barellan Point.

The development application will be processed under the requirements of the *Planning Act 2016* and, if approved, will provide for a provision for a survey plan to show that part of the ARS opened as road.

#### 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

There will be no impact to Council if the recommendation to dispose of the ARS is not resolved. However, the ARS will prohibit the adjoining landowners from having dual access to facilitate the proposed development.

#### HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Recommendation A, B and C states Council will resolve in accordance with section 51 of the <i>Land Title Act 1994</i> for Council 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 owned 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 ARS as road means that the underlying land tenure will be transferred to the State – the State does not have human rights as it not an individual, this decision will not affect human rights.  End of Assessment.
(c) How are the human rights limited?	Not applicable

(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable
(e) Conclusion	The decision is consistent with human rights.

### FINANCIAL/RESOURCE IMPLICATIONS

There are no financial impacts to Council as the ARS is of no value and cannot be used for any other purpose other than road. Council proposes to provide Owner's Consent to the make the Development Application properly made, in accordance with the requirements of the *Planning Act 2016*.

### 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 purpose.

Internal consultation with Council's Planning and Regulatory Services Department confirms 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. The ARS is not on the Environmental Management Register or the Contaminated Land Register. There is also no Aboriginal or Torres Straits Island cultural heritage values in the area.

The cost of engaging a Valuer to provide a valuation for the ARS would not be covered by the sale price of the land and is not considered viable.

### CONCLUSION

It is recommended that Council declare the ARS surplus to its requirement and dedicate as road, by way of survey plan as part of the Development Approval. The survey plan will require lodgement in the Titles Registry by the Landowners/applicants for the Development Application.

### ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Property Plan - Lot 236 Hartog Street, Barellan Point  
2.	Title Search - Lot 236 on RP122570  
3.	CONFIDENTIAL Title Search - Lot 82 on RP127348

Judi Howard  
**PROPERTY OFFICER**

I concur with the recommendations contained in this report.

Alicia Rieck  
**ACTING PROPERTY SERVICES MANAGER**

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.

Matt Smith  
**GENERAL MANAGER CORPORATE SERVICES**

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Doc ID No: A8490660

ITEM: 16.3

SUBJECT: DISPOSAL OF COUNCIL FREEHOLD LAND - ACCESS RESTRICTION STRIP LOCATED AT LOT 504 BERRIGAN STREET, REDBANK PLAINS

AUTHOR: PROPERTY OFFICER

DATE: 29 NOVEMBER 2022

### **EXECUTIVE SUMMARY**

This is a report concerning the disposal of freehold land for road purpose located at Lot 504 Berrigan Street, Redbank Plains, described as Lot 504 on RP144075. The land is owned by Ipswich City Council (Council), is identified as an Access Restriction Strip and is proposed to be opened as road as per development application 11166/2022/RAL (the development application).

### **RECOMMENDATION/S**

- A. That Council declare that the Access Restriction Strip located at Lot 504 Berrigan Street, Redbank Plains, described as Lot 504 on RP144075, is surplus to Council requirements and available for disposal for road purpose.**
- 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 504 Berrigan Street, Redbank Plains, described as Lot 504 on RP144075, 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 purpose.**

### **RELATED PARTIES**

There were no declared conflicts of interest

### **IFUTURE THEME**

Vibrant and Growing

### **PURPOSE OF REPORT/BACKGROUND**

An ARS is a narrow strip of freehold land (total area of 45m<sup>2</sup>) owned by Council and are designed to prevent adjoining landowners from having dual access to their properties.

The ARS located at Lot 504 Berrigan Street, Redbank Plains, currently prevents the adjoining landowners (the applicants) from having dual access to their property at 26 Aldinga Street, Redbank Plains.

Council has received a request for owner's consent as part of a development application to allow the ARS to be opened as road to facilitate a dual access point for the adjoining landowners of 26 Aldinga Street, Redbank Plains.

The development application will be processed under the requirements of the *Planning Act 2016* and, if approved, will provide for a provision for a survey plan to show that part of the ARS opened as road.

### 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

There will be no impact to Council if the recommendation to dispose of the ARS is not resolved. However, the ARS will prohibit the adjoining landowners from having dual access to facilitate the proposed development.

### HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
	<a href="https://objprd.council.ipswich.qld.gov.au/id:A8493107/document/versions/latest">https://objprd.council.ipswich.qld.gov.au/id:A8493107/document/versions/latest</a>
(a) What is the Act/Decision being made?	Recommendation A, B and C state Council will resolve in accordance with section 51 of the <i>Land Title Act 1994</i> for Council 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 owned 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 ARS as road means that the underlying land tenure will be transferred to the State – the State does not have human rights as it not an individual, this decision will not affect human rights.  End of Assessment.
(c) How are the human	Not Applicable

rights limited?	
(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 ARS is of no value and cannot be used for any other purpose other than road. Council proposes to provide owner's consent to make the development application properly made, in accordance with the requirements of the *Planning Act 2016*.

### COMMUNITY AND OTHER CONSULTATION

Internal consultation was undertaken with Council's Infrastructure and Environment Department (Transport Planning, Asset Management, Open Space and Facilities). All internal stakeholders have advised that they have no objections to the disposal of the land for road purpose.

Council's Planning and Regulatory Services will be required to include the requirement of having a survey plan drawn to show that part of the ARS opened as road as a part of the development approval.



Several searches associated with due diligence for the disposal have been completed. The ARS is not on the Environmental Management Register nor the Contaminated Land Register. There is also no Aboriginal or Torres Straits Island cultural heritage values in the area.

The cost of engaging a valuer to provide a valuation for the ARS would not be covered by the sale price of the land is not considered viable.

### CONCLUSION

It is recommended that Council declare the ARS surplus to its requirement and dedicate as road, by way of survey plan as part of the development approval. The survey plan will require lodgement in the Titles Registry by the Landowners/applicants for the development application.

**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Property Plan - Lot 504 Berrigan Street, Redbank Plains <a href="#">↓</a> 
2.	Title Search - Lot 504 on RP144075 <a href="#">↓</a> 
	CONFIDENTIAL
3.	Title Search - Lot 227 on RP144075

Judi Howard  
**PROPERTY OFFICER**

I concur with the recommendations contained in this report.

Alicia Rieck  
**ACTING PROPERTY SERVICES MANAGER**

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.

Matt Smith  
**GENERAL MANAGER CORPORATE SERVICES**

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Doc ID No: A8487177

ITEM: 16.4

SUBJECT: DISPOSAL OF COUNCIL FREEHOLD LAND - ACCESS RESTRICTION STRIP LOCATED AT 49 CONWAY STREET, RIVERVIEW

AUTHOR: PROPERTY SUPPORT OFFICER

DATE: 28 NOVEMBER 2022

### **EXECUTIVE SUMMARY**

This is a report concerning the disposal of freehold land for road purposes located at 49 Conway Street, Riverview, described as Lot 159 on RP151219. The lot, owned by Ipswich City Council (**Council**), is identified as an Access Restriction Strip (**ARS**), and is proposed to be opened as road, as part of Development Application 1419/2022/RAL (the “Development Application”) to reconfigure a lot.

### **RECOMMENDATION/S**

- A. That Council declare the Access Restriction Strip located at 49 Conway Street, Riverview, described as Lot 159 on RP151219, 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 Access Restriction Strip located at 49 Conway Street, Riverview, described as Lot 159 on RP151219, 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.**

### **RELATED PARTIES**

There were no declarations of conflicts of interest

### **IFUTURE THEME**

Vibrant and Growing

### **PURPOSE OF REPORT/BACKGROUND**

An ARS is a narrow strip of freehold land (total area 12m<sup>2</sup>) owned by Council designed to prevent adjoining landowners from having dual access to their properties.

The ARS located at 49 Conway Street, Riverview, currently prevents the adjoining landowners from having dual access to their property at 36 Child Street, Riverview.

As a part of the development application Council has received a request seeking owner's consent for the ARS to be opened as road to facilitate a dual access point for the adjoining landowners of 36 Child Street, Riverview.

The development application will be processed under the requirements of the *Planning Act 2016* and, if approved, will provide for the provision of a survey plan to show that part of the ARS opened as road.

#### 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

There will be no impact to Council if the recommendation to dispose of the ARS is not resolved. However, the ARS will prohibit the adjoining landowners from having dual access to facilitate the proposed development.

#### HUMAN RIGHTS IMPLICATIONS

NON-DISCRETIONARY DECISION	
(a) What is the Act/Decision being made?	Recommendations A, B and C state Council will resolve in accordance with section 51 of the <i>Land Title Act 1994</i> for Council 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 owned 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 the ARS as road means that the underlying land tenure will be transferred to the State - the State does not have human rights as it is not an individual; this decision will not affect human rights.  End of Assessment
(c) How are the human rights limited?	Not applicable



(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable
(e) Conclusion	The decision is consistent with human rights.

### FINANCIAL/RESOURCE IMPLICATIONS

There are no financial impacts to Council as the ARS is of no value and cannot be used for any other purpose other than road. Council proposes to provide the Owner's Consent to make the Development Application properly made, in accordance with the requirements of the *Planning Act 2016*.

### 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. The ARS 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.

The cost of engaging a valuer to provide a valuation for the ARS's would not be covered by the sale price of the land and is not considered viable.

### CONCLUSION

It is recommended that Council declare the ARS surplus to its requirements and dedicate as road, by way of a survey plan as part of the Development Approval. The survey plan will require lodgement in the Titles Registry by the Landowners/Applicants for the Development Application.

### ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Property Plan - 49 Conway Street, Riverview  
2.	Title Search - Lot 159 on RP151219  
	CONFIDENTIAL
3.	Title Search - Lot 45 on RP887270

Michelle McNamara

**PROPERTY SUPPORT OFFICER**

I concur with the recommendations contained in this report.

Alicia Rieck

**ACTING PROPERTY SERVICES MANAGER**

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.

Matt Smith

**GENERAL MANAGER CORPORATE SERVICES**

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Doc ID No: A8526442

ITEM: 16.5  
SUBJECT: PROCUREMENT - GEORGE ALDER TENNIS CENTRE  
AUTHOR: CATEGORY SPECIALIST  
DATE: 12 DECEMBER 2022

### **EXECUTIVE SUMMARY**

This is a report concerning the procurement and recommendation of a Trustee Lessee to manage and operate the George Alder Tennis Centre, located at 9 Ernest Street, Leichhardt QLD 4305, more particularly described as Lease B in Lot 608 on CC2189 on SP248764.

### **RECOMMENDATION**

- A. That pursuant to section 228 of the *Local Government Regulation 2012* (Regulation), Council as Trustee for the State of Queensland award Tender number 15540 for the disposal of leasehold interest in land at 9 Ernest Street, Leichhardt QLD 4305 more particularly described as Lease B in Lot 608 on CC2189 on SP248764 to Baseline Tennis Coaching Pty Ltd, as trustee for The Gore Family Trust, trading as Baseline Tennis Coaching (ACN 614 622 703) (Trustee Lessee).**
- B. That Council enter into a trustee lease with Baseline Tennis Coaching Pty Ltd, as trustee for The Gore Family Trust, trading as Baseline Tennis Coaching (ACN 614 622 703):**
  - (i) at a commencing monthly rent of \$1,460.00 excluding GST, payable to Council, and**
  - (ii) for a term of sixty (60) months, with no options for extension.**
- C. That pursuant to section 64(1) and 64(2) of the *Land Act 1994*, Ministerial approval has been dispensed with (as per Attachment 1 of this report); and the recreational tennis facility and associated administration purpose of the trustee lease is consistent with the purpose of the trust land.**
- 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.**

## **RELATED PARTIES**

Baseline Tennis Coaching Pty Ltd, as trustee for The Gore Family Trust, trading as Baseline Tennis Coaching (ACN 614 622 703)

## **IFUTURE THEME**

Vibrant and Growing

## **PURPOSE OF REPORT/BACKGROUND**

Ipswich City Council currently manage and operate the George Alder Tennis Centre, located at 9 Ernest Street, LEICHHARDT Qld 4305. Council manages the centre on a restricted capacity, with the centre only opened when a member of the community books a court. Council officers are not in a position to offer training, coaching or competitive tennis activities.

On 12 July 2022, Council's Chief Executive Officer approved a Strategy and Tender Evaluation Plan which recommended Council proceed to open market Request for Tender to engage a suitably qualified and experienced specialist tennis facility management organisation / operator for the activation, management, operation of the George Alder Tennis Centre, under a Trustee Lease.

The Request for Tender process was undertaken in accordance with the *Local Government Regulation 2012 (QLD)*. Council received five (5) submissions in response to the Request for Tender.

The evaluation panel have assessed the submissions against the evaluation criteria and agreed to proceed with recommending Baseline Tennis Coaching as the preferred Trustee Lessee. It has been determined that the recommended Trustee Lessee has the required experience and capacity to manage the facility on behalf of Council. Baseline Tennis Coaching:-

- have demonstrated the required tennis and facility management experience to activate, manage and operate the George Alder Tennis Centre;
- are an established Ipswich based business and currently hold the lease for the Springfield Tennis Centre;
- have proposed a Trustee Lease fee consistent with Council's Tenure over Council Property Policy; and
- have demonstrated a methodology and tennis program consistent with the operation of a regional tennis centre.

See Confidential Attachment 2 for full details of the procurement process.

## **LEGAL/POLICY BASIS**

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



*Local Government Act 2009*  
*Local Government Regulation 2012*

### **RISK MANAGEMENT IMPLICATIONS**

The risk management implications have been considered in Confidential Attachment 2

### **HUMAN RIGHTS IMPLICATIONS**

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	The decision is to award Request for Tender 15540 - George Alder Tennis Centre and enter into a Trustee Lease with Baseline Tennis Coaching in accordance with s228 of the <i>Local Government Regulation (QLD) 2012</i> .
(b) What human rights are affected?	The decision to award the Request for Tender and enter into the Trustee Lease will not impact human rights, as both parties to the Trustee Lease are corporate entities and corporate entities do not have 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**

A resource has been allocated within the Property Services Branch to manage the Trustee Lease.

Council's responsibilities under the maintenance schedule in the Trustee Lease have been considered in operational budgets

### **COMMUNITY AND OTHER CONSULTATION**



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

### **CONCLUSION**

It has been determined by the evaluation panel that the recommended Trustee Lessee possesses the experience, capabilities and capacity to meet Council's requirements for the provision of the management and operation of the George Alder Tennis Centre.

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**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Ministerial approval pursuant to s64 of the Land Act 1994  
	CONFIDENTIAL
2.	15540 Recommendation to Award

Shyanne Ward  
**CATEGORY SPECIALIST**

I concur with the recommendations contained in this report.

Juliana Jarvis  
**GOODS AND SERVICES CATEGORY MANAGER**

I concur with the recommendations contained in this report.

Richard White  
**MANAGER, PROCUREMENT**

I concur with the recommendations contained in this report.

Alicia Rieck  
**ACTING PROPERTY SERVICES MANAGER**

I concur with the recommendations contained in this report.

Don Stewart  
**MANAGER, COMMUNITY AND CULTURAL SERVICES**

I concur with the recommendations contained in this report.

Ben Pole  
**GENERAL MANAGER, COMMUNITY, CULTURAL AND ECONOMIC DEVELOPMENT**

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Doc ID No: A8555677

ITEM: 16.6

SUBJECT: PROCUREMENT - RECOMMENDATION TO AWARD NEW MODULAR CLUBHOUSES FOR IRONBARK PARK AND JIM DONALD PARKLANDS

AUTHOR: CATEGORY SPECIALIST

DATE: 21 DECEMBER 2022

### **EXECUTIVE SUMMARY**

This is a report concerning the establishment of two large-sized contractual arrangements following an Open Tender process for the Design & Construction of New Modular Clubhouses at Ironbark Park and Jim Donald Parklands for a total value of \$4,402,430.88 (excluding GST). H&G Contractors Pty Ltd are a local business and Ausco Modular Pty Ltd have a large local manufacturing site, both suppliers were identified as local through the Buy Ipswich Approach.

### **RECOMMENDATION**

- A. That pursuant to Section 228 of the *Local Government Regulation 2012* (Regulation), Council award Tenders:**
- a. 18961 Design & Construct of Modular Clubhouse at Ironbark Park to Ausco Modular Pty Ltd; and**
  - b. 19728 Design & Construct of Modular Clubhouse at Jim Donald Parklands to H&G Contractors Pty Ltd.**
- B. That Council enter into a contractual arrangement for:**
- a. 18961 Design & Construct of Modular Clubhouse at Ironbark Park with Ausco Modular Pty Ltd for an approximate purchase price of \$1,993,423.30 (excluding GST); and**
  - b. 19728 Design & Construct of Modular Clubhouse at Jim Donald Parklands with H&G Contractors Pty Ltd for an approximate purchase price of \$2,409,007.58 (excluding GST).**
- 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.**

### **RELATED PARTIES**

Ipswich City Council; and

- **Ausco Modular Pty Ltd;**

Ipswich City Council; and

- **H & G Contractors Pty Ltd**

### **IFUTURE THEME**

Vibrant and Growing

### **PURPOSE OF REPORT/BACKGROUND**

The purpose of this report is to seek approval to establish large-sized contractual arrangements in accordance with the recommendations while providing detail of the procurement process to arrive at the recommendations.

Council released a Tender to the open market via Vendor Panel (VP335073) on Saturday 12 November 2022 and closed 6 December 2022 which incorporated the following;

- 18961 Design & Construct New Modular Clubhouse at Ironbark Park;
- 19728 Design & Construct New Modular Clubhouse at Jim Donald Parklands.

The Tender process was administered by the Procurement Branch.

### **LEGAL IMPLICATIONS**

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

### **POLICY IMPLICATIONS**

The matter of this report is consistent with the Procurement Policy. No other policies have been identified that would be impacted.

### **RISK MANAGEMENT IMPLICATIONS**

Should the recommendations not be adopted by Council then the desired objectives of building a new clubhouse at each of the locations would not be achieved.

Each clubhouse has its own risk implications and will be managed via a Design and Construct process to arrive at the best outcome for Council and the community.

### **FINANCIAL/RESOURCE IMPLICATIONS**

#### **Ironbark Park Clubhouse**

Funding has been sourced via a federal Grant application. The grant is being provided as part of Phase 3 of the Local Roads and Community Infrastructure Program (LRCI Program). The objective of the LRCI Program is to stimulate additional infrastructure construction activity in local communities across Australia to assist communities to manage the economic impacts of COVID-19. Approved funding of \$1,500,000 has been allocated for Design & Construction of the New Modular Clubhouse. Council's allocated project number for monitoring

expenditure is INF04627. An additional \$1,000,000 has also available via Federal Government funding.

The recommended contract value is approx. \$500k dollars over initial anticipated budget, the additional \$1M dollars of Federal Government funding shall cover the expenditure while providing a contingency sum for the project.

**Jim Donald Parklands**

The original project budget was \$1,300,000. This is a State Government Grant to Raceview Soccer Club of \$900,000 used to co-fund the construction with the \$400,000 coming from 2022-2023 Capital Budget.

The recommended contract value is approx. \$1.1M dollars over initial estimate/budget, however, the project is being delivered over multiple financial years 2022-2023 and 2023-2024. Current and forecasted budget allocations sees that the recommended contract value shall be sufficiently funded over both financial years.

**COMMUNITY AND OTHER CONSULTATION**

External/Community consultation was undertaken in the form of an Open Tender.

Internal consultation was undertaken with:

- A. Capital Delivery Branch of Infrastructure and Environment Department**
- B. Community and Cultural Services Branch of Community, Cultural and Economic Development Department**
- C. Procurement Branch of Corporate Services Department**

**CONCLUSION**

In conclusion, this report seeks Council approval on the recommendations to establish large-sized contractual arrangements with the nominated suppliers for the design & construct of new modular clubhouses at:

- A. Ironbark Park; and**
- B. Jim Donald Parklands**

The recommendations have been determined by the evaluation panels to offer Council and the Community the best value for money.

**HUMAN RIGHTS IMPLICATIONS**

HUMAN RIGHTS IMPACTS	
<b>OTHER DECISION</b>	
(a) What is the Act/Decision being made?	Act/Decision being made is detailed in the recommendations within this report
(b) What human rights are affected?	The parties involved are companies/corporations and the subject matter of the proposed engagement, act or decision



	being assessed will not affect human rights and further consideration is unnecessary.
(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?	
(e) Conclusion	Not applicable

**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

	CONFIDENTIAL
1.	18961 IBP Recommendation to Award
2.	19728 JDP Recommendation to Award

David Niebling  
**CATEGORY SPECIALIST**

I concur with the recommendations contained in this report.

Wayne Bichel  
**BUILDING CONSTRUCTION AND MAINTENANCE CATEGORY MANAGER**

I concur with the recommendations contained in this report.

Richard White  
**MANAGER, PROCUREMENT**

I concur with the recommendations contained in this report.

Don Stewart  
**MANAGER, COMMUNITY AND CULTURAL SERVICES**

I concur with the recommendations contained in this report.

Graeme Martin  
**MANAGER, CAPITAL PROGRAM DELIVERY**

I concur with the recommendations contained in this report.

Ben Pole  
**GENERAL MANAGER, COMMUNITY, CULTURAL AND ECONOMIC DEVELOPMENT**

I concur with the recommendations contained in this report.

Sean Madigan

**GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT**

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Doc ID No: A8569448

ITEM: 16.7

SUBJECT: PROCUREMENT - CONTRACT 18178 GEOGRAPHIC INFORMATION SYSTEM (GIS)  
ENTERPRISE SPATIAL SOLUTION

AUTHOR: CONTRACTS OFFICER ICT

DATE: 4 JANUARY 2023

### EXECUTIVE SUMMARY

This is a report seeking Council resolution regarding the adoption of an amended Tender Consideration Plan for the acquisition, implementation, and ongoing licencing, support, maintenance, upgrade and other related ancillary items of a Geographic Information System (GIS) Enterprise Spatial Solution, formation of a contractual arrangement with supplier Esri Australia Pty Ltd for the purchase of the system under section 230(1) of *Local Government Regulation 2012* (Regulation), and financial approval for an approximate total contract purchase price of \$9,100,000.00 + GST.

For noting:

- Council previously resolved to prepare and adopt a TCP in relation to this procurement activity on 24 February 2022 (Attachment 1). This report seeks to amend the adopted TCP, and progress financial approval and formation of a contractual arrangement with the supplier.
- Confidential information has been included in the amended Tender Consideration Plan (Attachment 2) regarding the market analysis, alternate options considered, and confidential information provided by other parties consulted. For these reasons, it is recommended that Attachment 2 remain confidential.

### RECOMMENDATION

- A. That pursuant to Section 230(1)(b) of the *Local Government Regulation 2012* (Regulation), Council resolve to adopt the amended Tender Consideration Plan number 18178 that was prepared for the provision of a Geographic Information System (GIS) Enterprise Spatial Solution (including acquisition, implementation, and ongoing licencing, support, maintenance, upgrade and other related ancillary items) as detailed in the report by the Contracts Officer ICT dated 4 January 2023.**
- B. That in accordance with the amended Tender Consideration Plan, Council enter into a contractual arrangement with Esri Australia Pty Ltd at an approximate purchase price of \$9,100,000.00 + GST over the entire term, being a total term consisting of an Implementation period, plus an initial term of three (3) years,**

**with options for extension at the discretion of Council (as purchaser), of an additional six (6) x one (1) year terms.**

- 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.**

#### **RELATED PARTIES**

Esri Australia Pty Ltd

Ipswich City Council

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

#### **IFUTURE THEME**

Vibrant and Growing

#### **PURPOSE OF REPORT/BACKGROUND**

Council wishes to enter into a contractual arrangement with Esri Australia Pty Ltd (Esri) for the acquisition, implementation, and ongoing licencing, support, maintenance, upgrade and other related ancillary items of a Geographic Information System (GIS) Enterprise Spatial Solution (the system) under section 230(1) of the Regulation.

Section 230(1) of the Regulation allows a local government to enter into medium and large contractual agreements, through the preparation and adoption of a Tender Consideration Plan (TCP).

A TCP setting out the background to this matter, the options considered, market and supplier capability analysis, risk analysis and the preferred option recommended to the Council was drafted for this purpose. The TCP proposed an approximate purchase price of \$8,000,000.00 + GST and a total contract term consisting of an Implementation period, plus an initial term of three (3) years, with options for extension of five (5) x one (1) year extension options (Implementation 3+1+1+1+1+1).

The TCP was prepared and adopted by Council resolution on 24 February 2022. The Council resolution is attached to this report as Attachment 1.

An approach was subsequently made to Esri and the parties entered into contract negotiations in relation to the system. The system is intended to bring about a reduction and/or consolidation of the multiple applications currently in use across Council to address separate components of existing requirements and introduce a consistent Council-wide solution.

Following negotiations, to enable the outcome desired by Council it is intended to enter into a new contractual arrangement with ESRI for a total term consisting of an Implementation period, plus an initial term of three (3) years, with six (6) further one (1) year extension options

in order to ensure Council can maintain long term support for a core product with an increase to value for money over time. It is anticipated the Contract will run for no longer than a total of 10 years.

As the contractual arrangement intended varies from the TCP previously adopted, the TCP has been amended to reflect the contractual arrangement negotiated between the parties and Council resolution is required to adopt the amended TCP (Attachment 2).

The value of the contractual arrangement over the term is approximately \$9,100,000.00 + GST. This exceeds the Chief Executive Officer’s delegated financial authority for expenditure of up to two million dollars (\$2,000,000). Therefore, approval is being sought from Council to enter into the contractual arrangement with Esri under section 230(1) of the Regulation for the approximate value of \$9,100,000.00 + GST.

**LEGAL IMPLICATIONS**

This report and its recommendations are consistent with the following legislative provisions:  
*Local Government Act 2009*  
*Local Government Regulation 2012*

**POLICY IMPLICATIONS**

The matter of this report is consistent with the Procurement Policy. No other policies have been identified that would be impacted.

**RISK MANAGEMENT IMPLICATIONS**

A risk analysis has been undertaken in the attached Tender Consideration Plan.

The Geographic Information System (GIS) Enterprise Spatial Solution has not been scoped as part of the core systems being addressed by Council’s iVolve Project, however the critical integration aspects of the GIS system have been identified and form part of iVolve consideration to ensure optimal integration of the product into the core systems.

Accordingly, the risk of investing in this software at this time is low and can be addressed in the integration business requirements for the iVolve Project.

<b>Application</b>	<b>iVolve Scope Alignment</b>	<b>iVolve Impact Rating</b>	<b>Impact Treatment</b>
Geographic Information System (GIS) Enterprise Spatial Solution	Low – not likely to be part of core systems	Low	Not identified as being in the Core system, or in the initial 5-year roadmap

**FINANCIAL/RESOURCE IMPLICATIONS**

There are no new resourcing or budgeting implications, as the initial acquisition and implementation is budgeted as a capital expense in the ICT Budget and ongoing licensing,

support, maintenance, upgrade and other related ancillary items of the system is budgeted as an operational expense in the IED Budget. There are no additional financial implications.

The purchase price of the contractual arrangement is approximately \$9,100,000.00 excluding GST over the entire term of the contract if all extension options are exercised.

### COMMUNITY AND OTHER CONSULTATION

The Procurement Branch has consulted with the ICT and Asset Services Branches who support the recommendations of this report.

This report does not require Community consultation.

### CONCLUSION



In order for Council to receive the maximum benefit of a consolidated, tailored and fit-for-purpose Geographic Information System (GIS) Enterprise Spatial Solution, it is recommended that Council utilise Section 230(1) of the *Local Government Regulation 2012* and through the adoption of the attached amended Tender Consideration Plan, resolve to provide the requested approval in relation to the proposed contractual arrangement with Esri for a total term consisting of an Implementation period, plus an initial term of three (3) years, with six (6) further one (1) year extension options (Implementation 3+1+1+1+1+1+1).

### HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Recommendations A and B state that Council adopt an amended Tender Consideration Plan and enter into a contractual arrangement with Esri Australia Pty Ltd for the acquisition, implementation, and ongoing licencing, support, maintenance, upgrade and other related ancillary items of a Geographic Information System (GIS) Enterprise Spatial Solution.
(b) What human rights are affected?	No human rights are affected by this decision as the contracts will be with a Company. Further, the subject matter of the contract will not impact on the human rights of any third parties.
(c) How are the human rights limited?	Not applicable
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable

(e) Conclusion	The decision is consistent with human rights.
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**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Council Resolution of 24 February 2022  
	CONFIDENTIAL
2.	Tender Consideration Plan (amended) - 18178 GIS Enterprise Spatial Solution

Amanda Cowen

**CONTRACTS OFFICER ICT**

I concur with the recommendations contained in this report.

Richard White

**MANAGER, PROCUREMENT**

I concur with the recommendations contained in this report.

Brett McGrath

**MANAGER, ASSET SERVICES**

I concur with the recommendations contained in this report.

Sean Madigan

**GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT**

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