



City of
Ipswich

AGENDA

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE

Thursday, 22 February 2024
10.00 am

Council Chambers, Level 8
1 Nicholas Street, Ipswich

MEMBERS OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE

Mayor Teresa Harding (**Chairperson**)
Councillor Paul Tully (**Deputy Chairperson**)

Councillor Sheila Ireland
Councillor Jacob Madsen
Councillor Marnie Doyle
Councillor Andrew Fechner
Councillor Kate Kunzelmann
Deputy Mayor Russell Milligan
Councillor Nicole Jonic

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE AGENDA

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** Item includes confidential papers

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2

22 FEBRUARY 2024

AGENDA

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

MATTERS FOR RECOMMENDATION TO COUNCIL

BUSINESS OUTSTANDING

CONFIRMATION OF MINUTES

1. **CONFIRMATION OF MINUTES OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2024(01) OF 1 FEBRUARY 2024**

RECOMMENDATION

That the Minutes of the Meeting held on 1 February 2024 be confirmed.

OFFICERS' REPORTS

2. **8909/2022/PDAEE OFFSET REQUEST FOR COUNCIL COMMITTEE APPROVAL**

This is a report seeking to approve the offset of project costs associated with the construction of a road in the Ripley Valley Priority Development Area against levied infrastructure charges associated with development in proximity of the road project.

The project in question is the construction of Barrams Road from the South Ripley to Cumner Road White Rock.

RECOMMENDATION

- A. That a provision offset of \$12,740,663 be approved.
- B. That the decision-making process, thresholds and delegations and sub delegations associated with the processing of offsets and refunds of infrastructure charges be reviewed and that an updated process for determination of such matters be developed.

3. ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY REPORT
DECEMBER 2023

This is a report concerning the performance of the capital delivery by the Asset and Infrastructure Services Department for the month of December 2023.

RECOMMENDATION

That the report on capital delivery by the Asset and Infrastructure Services Department be received and the contents noted.

4. PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

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

RECOMMENDATION

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

5. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 23 January 2023 to 13 February 2024.

RECOMMENDATION

That the Exercise of Delegation report for the period 23 January 2024 to 13 February 2024, be received and the contents noted.

NOTICES OF MOTION

MATTERS ARISING

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2024(01)

1 FEBRUARY 2024

MINUTES

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

COUNCILLOR'S APOLOGIES: Nil

OFFICERS' ATTENDANCE: Chief Executive Officer (Sonia Cooper), General Manager Planning and Regulatory Services (Brett Davey), General Manager Corporate Services (Matt Smith), General Manager Community, Cultural and Economic Development (Ben Pole), General Manager Asset and Infrastructure Services (Matt Anderson), Manager, Development Planning (Greg Potter), Development Assessment Central Manager (Mitchell Grant), Development Planner (Lachlan Mossom), Development Assessment West Manager (Michael Simmons), Property Services Manager (Alicia Rieck), Senior Property Officer Acquisitions and Disposals (Bianca Gaudry), Treasury Accounting Manager (Paul Mollenhauer), Chief of Staff - Office of the Mayor (Melissa Fitzgerald), Manager, Media, Communications and Engagement (Mark Strong), Senior Communications and Policy Officer (Jodie Richter), Senior Media Officer (Darrell Giles), Senior Media Officer (Lucy Stone) and Theatre Technician (Trent Gray)

ATTENDANCE VIA AUDIO-LINK

RECOMMENDATION

Moved by Mayor Teresa Harding:

Seconded by Deputy Mayor Russell Milligan:

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

AFFIRMATIVE

Councillors:

Harding
Ireland
Madsen
Doyle

NEGATIVE

Councillors:

Nil

Fechner
Kunzelmann
Milligan
Jonic

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

The motion was put and carried.

ACKNOWLEDGEMENT OF COUNTRY

Mayor Teresa Harding (Chairperson) delivered the Acknowledgement of Country

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

MATTERS FOR RECOMMENDATION TO COUNCIL

BUSINESS OUTSTANDING

Nil

CONFIRMATION OF MINUTES

1. **CONFIRMATION OF MINUTES OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2023(11) OF 28 NOVEMBER 2023**

RECOMMENDATION

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

That the Minutes of the Growth, Infrastructure and Waste Committee held on 28 November 2023 be confirmed.

AFFIRMATIVE
Councillors:
Harding
Tully
Ireland
Madsen
Doyle

NEGATIVE
Councillors:
Nil

Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

OFFICERS' REPORTS

MATTERS RESOLVED UNDER DELEGATION

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

2. **DEVELOPMENT APPLICATION (4650/2023/MCU) RECOMMENDATION - MATERIAL CHANGE OF USE - BUSINESS USE (CAFE AND ANCILLARY GIFT SHOP)**

This is a report concerning an application seeking approval for a Material Change of Use - Business Use (Cafe and Ancillary Gift Shop) at 50 Beduhns Road, Haigslea QLD 4306.

The application requires determination by Council in accordance with the Framework for Development Applications and Related Activities Policy, as more than 20 properly made submissions objecting to the proposed development have been received. The application is not a Sensitive Development Matter pursuant to the Framework for Development Applications and Related Activities policy and therefore the recommendation has not been reviewed by the Independent Decision Review Panel.

The proposed development has been assessed against the applicable assessment benchmarks. The proposed development generally complies with the assessment benchmarks or can be conditioned to comply as outlined below.

DECISION

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

That Council approve Development Application No. 4650/2023/MCU, being the Material Change of Use for Business Use (Café and Ancillary Gift Shop), subject to conditions as contained in Attachment 1 of this report.

AFFIRMATIVE
Councillors:
Harding

NEGATIVE
Councillors:
Nil

Tully
Ireland
Madsen
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

3. REQUEST TO EXTINGUISH LOCAL GOVERNMENT AGREEMENT NO 701561648

This is a report concerning the Local Government Agreement (Document Dealing Number 701561548) at 1 Chum Street, New Chum. The agreement relates to the conjoined use of the car park located on Lot 1 RP895110 and the clay product manufacturing facility on Lot 271 SP207443. Council has received a request from the landowner to cancel this Local Government Agreement.

DECISION

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

- A. That Council consent to the cancellation and removal of the Local Government Agreement (Document Dealing Number 701561548) from the title of Lot 1 on RP895110 and Lot 271 on SP207443 at 1 Chum Street, New Chum.**
- B. That a Form 18 General Consent be provided to the landowner to accompany a Form 14 General Request to remove the Local Government Agreement (Document Dealing Number 701561548).**

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

MATTERS FOR RECOMMENDATION TO COUNCIL

4. STRENGTHENING IPSWICH COMMUNITIES PLAN

This is a report concerning an update on the catalyst project of iFuture, the Strengthening Ipswich Communities Plan (the Plan). The Plan provides an understanding of the needs for the city and help to strategically guide future investment and delivery, establishing the concept of community hub model for future Council owned community facilities. Community hubs can be thought of as either clusters of individual community facilities located closely together or singular multipurpose facilities that cater to a wide range of activities and services. This approach allows for more efficient use of land and enhances accessibility, particularly along public transport routes and other key infrastructure.

The concept of community hubs as a solution to Ipswich's needs was identified through the Council's 2021-2022 community consultation on community facility requirements.

RECOMMENDATION

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

That Council receive and note the final draft of the Strengthening Ipswich Communities Plan as outlined in Attachment 1.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

5. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 14 November 2023 to 22 January 2024.

RECOMMENDATION

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

That the Exercise of Delegation report for the period 14 November 2023 to 22 January 2024, be received and the contents noted.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

6. PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

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

RECOMMENDATION

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

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

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

NEGATIVE

Councillors:

Nil

Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

7. **COMMENCEMENT OF NEXT MEETING**

RECOMMENDATION

Moved by Mayor Teresa Harding:

That the Governance and Transparency Committee commence at 10.15 am.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 9.06 am.

The meeting closed at 9.37 am.

Doc ID No: A9875360

ITEM: 2
SUBJECT: 8909/2022/PDAEE OFFSET REQUEST FOR COUNCIL COMMITTEE APPROVAL
AUTHOR: SENIOR DEVELOPMENT ENGINEER
DATE: 13 FEBRUARY 2024

EXECUTIVE SUMMARY

This is a report seeking to approve the offset of project costs associated with the construction of a road in the Ripley Valley Priority Development Area against levied infrastructure charges associated with development in proximity of the road project.

The project in question is the construction of Barrams Road from the South Ripley to Cumner Road White Rock.

RECOMMENDATION/S

- A. That a provision offset of \$12,740,663 be approved.**
- B. That the decision-making process, thresholds and delegations and sub delegations associated with the processing of offsets and refunds of infrastructure charges be reviewed and that an updated process for determination of such matters be developed.**

RELATED PARTIES

The related parties are:

- AW Bidco 6 Pty Ltd (Developer)
- ASC Consulting (The applicant) – The primary contact has been, Mr Adrian Sains adrian@acsconsult.com.au

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

Background

When developers deliver identified trunk infrastructure as part of development approvals, the infrastructure is eligible for offset against the infrastructure charges that would ordinarily be levied for the proposal.

This process involves a complex process to ensure that the design of the infrastructure in question is meeting the desired standards for the infrastructure, and that the infrastructure is delivered in accordance with that desired standard.

Upon completion of the infrastructure, the developer can claim the offsets, therefore reducing the amount of levied infrastructure charges paid by the development over time.

This process is ordinarily managed under existing delegations and sub delegations; however, business processes were adopted in 2019 requiring that decision making thresholds considering the value of the project be implemented as follows:

- Up to and including \$500,000.00 – Manager, Engineering, Health & Environment;
- Up to and including \$2,000,000.00 – General Manager, Planning & Regulatory Services;
- Up to and including \$5,000,000.00 – The CEO, Ipswich City Council; and
- Greater than \$5,000,000.00 – Council.

It is critical to note that this is not the expenditure of this money, nor is it the authorisation of this money to be expended by the developer. This investment has already been made by the developer, the works approved by Council and the value of the claim approved by EDQ. This recommendation is focussed on its recognition as a credit for future development.

Approval history

Council has issued a Compliance Endorsement (8335/2022/PDAEE – plan extracts shown below) in November 2022 for the for the design of Barrams Road follows by a Preconstruction Acknowledgment in January 2023 for construction. Barrams Road is creditable trunk infrastructure under the Ripley Valley PDA Development Charges and Offset Plan (DCOP) and the Developer, AW Bidco 6 Pty Ltd are entitled to make this claim for trunk infrastructure delivered under conditions of their approval.

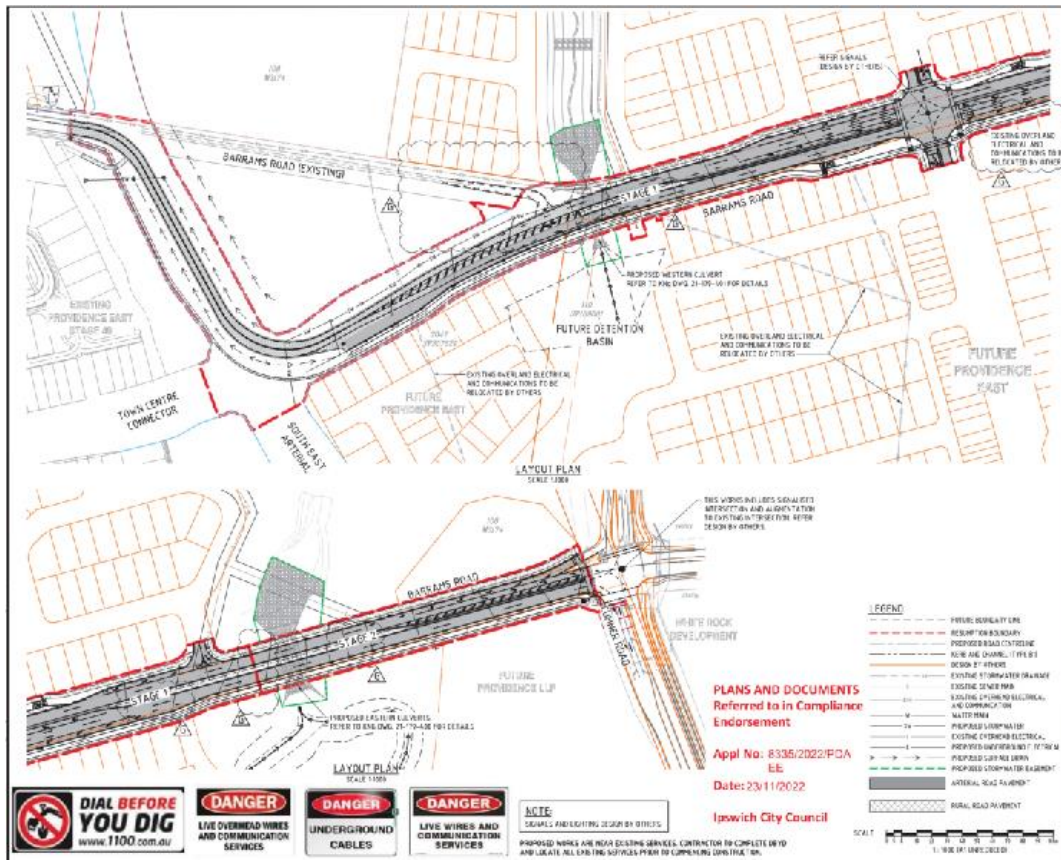
The purpose of this report is to seek authorisation for the granting of Provisional Offsets by committee given the value of the transaction.

Locality Plan



Plan Extract From 8335/2022/PDAEE

Barrams Road Extension



Offset Approval Methodology

Following submission of a request from the developer, the provisional offset was referred to Economic Development Queensland (EDQ) for review and endorsement on 3.11.2022 and a further revised submission made on 21.03.2023.

On the 22.12.2023 EDQ provided to Council endorsement of the Provision offset [Infrastructure Offset Assessment by EDQ](#). A summary of EDQ’s assessment of the provisional offset application – Transport and Water Main is as follows:

Provisional Offset for Municipal Infrastructure Works – Trunk Transport and Water, AW Bidco 6 Pty Ltd, Ripley Valley

Applicant’s Claim - \$17,071,679 (indexed to July 2023 dollars) – including catalyst funding of \$5,910,000.

EDQ’s **endorsed** provisional offset - **\$12,740,663** (Indexed to July 2023 dollars) (including 2% Administration Fee payable to EDQ) – **excluding catalyst funding of \$5,910,000**.

Infrastructure identified within the DCOP that forms part of this provisional claim is identified within table 1.

Table 1. EDQ Assessment of Applicant’s Claim

Offset Type	DCOP ID	Offset Description	Applicant’s Claim	EDQ Endorsed Actual Accrual Offset	Notes
Municipal Charge	R029	Road	\$114,547	\$533,462	* (excludes \$5,910,000 of catalyst funding)
Municipal Charge	R051A	Road	\$4,274,118	\$2,178,232 *	
Municipal Charge	R051B	Road	\$835,780	\$3,840,169	
Municipal Charge	Ri026A	Intersection	\$423,430	\$474,806	
Municipal Charge	RI030A	Intersection	\$1,216,934	\$517,863	
Municipal Charge	RI030B	Intersection	incl. in RI030A	\$869,265	
Municipal Charge	RC035	Culvert	\$3,183,011	\$1,998,634	
Municipal Charge	RC036	Culvert	incl. in RC035	\$1,529,122	
Municipal Charge	WM109	Water Main	\$654,721	\$353,446	
Municipal Charge	WM117	Water Main	incl. in WM109	\$249,978	
Municipal Charge	WM118	Water Main	incl. in WM109	\$195,686	
Total				\$12,740,663	

LEGAL IMPLICATIONS

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

Economic Development Act 2012
Development Charges and Offset Plan (DCOP)
Adopted Infrastructure Charges Resolution
Local Government Infrastructure Plan

POLICY IMPLICATIONS

Not applicable

RISK MANAGEMENT IMPLICATIONS

Council has an obligation to process these types of transactions in accordance with the *Economic Development Act 2012*, *Development Charges and Offset Plan (DCOP)* and the underlying delegation which details the operating arrangements for Council performing development assessment functions within the PDA. Failure to determine these amounts will also require the payment of additional levied infrastructure charges for future stages of the development, meaning that the developer will need to invest additional capital to finalise upcoming charges, and then Council may be in a position of having to refund the paid charges to account for the construction of this asset.

FINANCIAL/RESOURCE IMPLICATIONS

There is no direct financial implication of this decision.

COMMUNITY AND OTHER CONSULTATION

Not applicable.

CONCLUSION

That Council has determined that provisional infrastructure credits of up to \$12,740,663 will be assigned to AW Bidco 6 Pty Ltd for use in offsetting levied infrastructure charges in future stages of development.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
NON-DISCRETIONARY DECISION
Recommendation: A, states that a provision offset of \$12,740,663 be approved. Council has no ability to act differently/make a different decision because of <i>Economic Development Act 2012</i> which requires Council to provide infrastructure credits for trunk infrastructure. Therefore, while the proposal itself (completed construction of a road and associated works) may not be compatible with some human rights Council's decision will not be unlawful under the <i>Human Rights Act 2019</i> .

Shane Mossley
SENIOR DEVELOPMENT ENGINEER

I concur with the recommendations contained in this report.

Shahadat Hossain
MANAGER, ENGINEERING, HEALTH AND ENVIRONMENT

I concur with the recommendations contained in this report.

Brett Davey
GENERAL MANAGER PLANNING AND REGULATORY SERVICES

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

Doc ID No: A9871634

ITEM: 3

SUBJECT: ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY
REPORT DECEMBER 2023

AUTHOR: ACTING PRINCIPAL OFFICER (PROGRAM MANAGEMENT)

DATE: 12 FEBRUARY 2024

EXECUTIVE SUMMARY

This is a report concerning the performance of the capital delivery by the Asset and Infrastructure Services Department for the month of December 2023.

RECOMMENDATION/S

That the report on capital delivery by the Asset and Infrastructure Services Department be received and the contents noted.

RELATED PARTIES

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

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

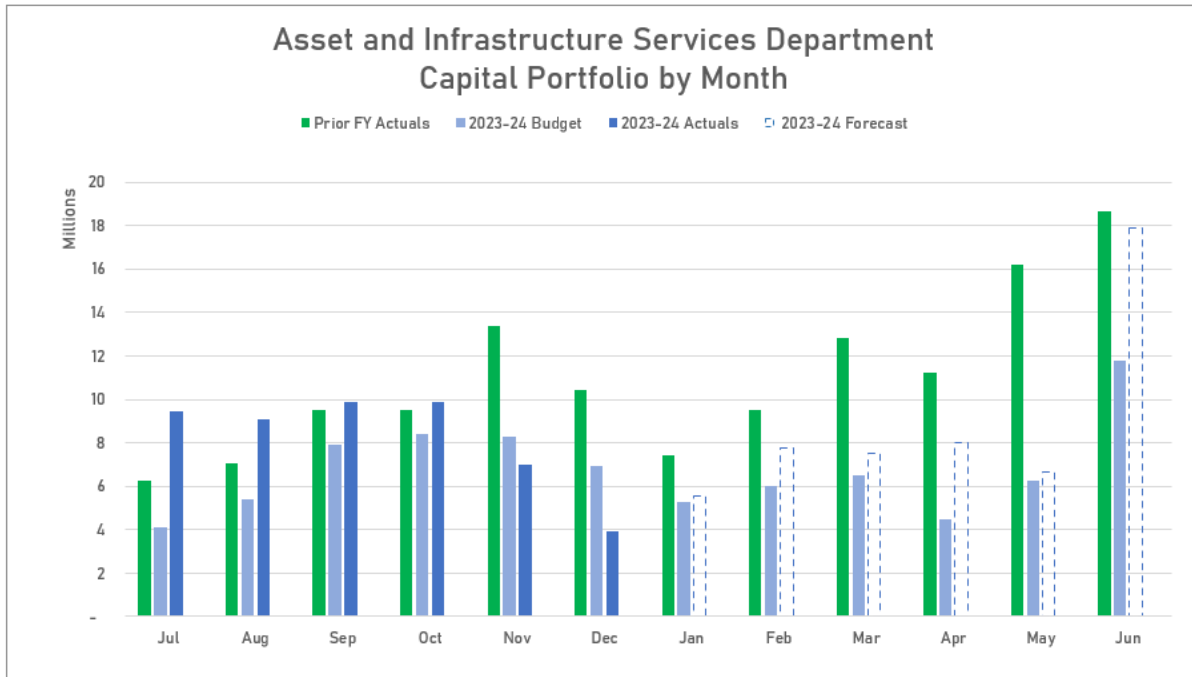
With the Asset and Infrastructure Department Capital Works Program reaching the half yearly financial milestone the department has exceeded the anticipated budget baseline for the Year to date by \$8.8mil, achieving \$49.1 mil against a baseline budget of \$40.3 mil.

Results for the month were down however for the month of December, which typically followed the trend for this time of year with compulsory close down activities for the Christmas Break impacting on productivity. For the month the department achieved an expenditure of \$3.9 mil versus a budget of \$6.4 mil, resulting in a negative variance of \$2.5 mil and 39% below the original budget phasing for the month.

The financial outcome of \$3.9 million of expenditure can be primarily attributed to two key areas: within the Traffic and Transport Program, a significant portion of \$2.14 million was allocated specifically to the Springfield Greenbank Arterial Upgrade, resulting in an expenditure of \$1.85 million. Additionally, within the Fleet Capital, there was an expenditure of \$443,000 related to Truck Replacement and Fleet Capital in Progress Acquisitions.

Whilst the forecasted final cost for the financial year of \$102.55 mil continues to remain above the published budget allowance, it is being closely monitored by management with further discussions being undertaken with Corporate Services to assess future budget amendment which has been identified to be undertaken in January.

The table below shows the baseline for the published budget and expenditure to date for the 2023-2024 FY.



The December financial outcome, being \$3.90 mil of actual expenditure, was largely attributable to the following programs / projects expenditure:

2022-2023 FY Carry Over > 100k:

- Trumper St KR 21 \$102k
- Jim Donald Parklands Footpath \$104k

2023-2024 FY Budgeted > \$100k:

- Springfield GBA RU Stg 3 \$1.85 mil
- Truck Replacement \$279k
- Wiley St BMX Canteen Upgrade \$201k
- Fleet CIP Acquisitions \$165k
- Springfield Parkway Stage 2 \$131k
- Springfield Pkwy RU 19 \$110k

Key projects underspent against their Baseline budget > \$100k:

- Redbank Plains Rd Stg 3 RU 17 Budget \$1.45mil vs negative actuals \$106k
- Ironbark Pk CH 22 Budget \$823k vs actuals \$5k
- Springfield Pkwy RU 19 Budget \$914k vs actuals \$110k

- Hiddenvale Road Bridge BR20 Budget \$555k vs actuals \$6k
- Southern Sports Field L 23 Budget \$320k vs nil spend
- Provisional Projects Budget \$210k vs nil spend
- Mary William TL 23 Budget \$175k vs actuals \$2k
- PTAIP Budget \$110k vs nil spend

For the month of December, Redbank Plains Road Upgrade Stage 3 had a negative variance of \$1.56m against the baseline budget of \$1.45mil, this was as a result of the timing associated with the claim for the works undertaken in December.

Approved extension of time due to scope changes experienced during the construction phase has now identified the practical completion associated with Ironbark clubhouse extending through to January 2024. With the majority of the outstanding balance paid within November, this rephrasing of the works resulted in a claim of only \$5k against a baseline budget of \$823k.

Finalisation of design changes required for Energex’s infrastructure have delayed the delivery timing of the Civil works associated with Hiddenvale Road Bridge replacement. This activity has resulted in rephrasing of works to align with Energex’s program of works, resulting in a spend of only \$6K against a baseline budget of \$555k.

Southern Sports Field Lighting again incurred a nil spend against a budget of \$320k. Commencement of works experienced a delay start due to recent weather and availability of materials.

AIS Deliverable (December 2023)	MTD				
	Actuals	Budget	Variance (Budget - Actuals)	Forecast	Variance (Forecast - Actuals)
Capital Program	\$	\$	\$	\$	\$
Asset Rehabilitation	459,534	1,117,500	657,966	453,801	(5,733)
Corporate Facilities	-	-	-	-	-
Local Amenity	170,626	264,000	93,374	294,726	124,100
Flood Mitigation & Drainage	6,509	-	(6,509)	12,000	5,491
Parks, Sports & Environment	389,403	1,038,000	648,597	361,000	(28,403)
Transport And Traffic	2,141,467	3,768,437	1,626,970	3,020,010	878,543
Project Overheads	277,489	-	(277,489)	-	(277,489)
Infrastructure Program	3,445,028	6,187,937	2,742,909	4,141,536	696,509
Fleet	443,244	166,880	(276,364)	1,550,149	1,106,905
Other	13,048	42,000	28,952	42,000	28,952
Capital Works Program	3,901,320	6,396,817	2,495,497	5,733,685	1,832,365
Disaster Recovery	5,892,495	6,750,000	857,505	7,885,320	1,992,825
Total	9,793,815	13,146,817	3,353,002	13,619,005	3,825,190

AIS Deliverable (December 2023)	2023-24 Financial Year					
	Forecast Remaining FY	Forecast Final Cost	Adopted Budget	Current Approved Budget	Variance (Budget - Forecast)	Forecast impact to 2024-25 FY Program
Capital Program	\$	\$	\$	\$	\$	\$
Asset Rehabilitation	6,350,790	17,561,807	7,445,000	7,445,000	(10,116,807)	1,593,389
Corporate Facilities	-	8,166	-	-	(8,166)	-
Local Amenity	2,069,500	3,130,238	2,414,000	2,414,000	(716,238)	-
Flood Mitigation & Drainage	840,435	1,536,828	1,403,000	1,403,000	(133,828)	390,000
Parks, Sports & Environment	5,167,925	12,923,110	7,320,000	7,320,000	(5,603,110)	300,000
Transport And Traffic	27,308,603	48,499,807	44,641,000	44,641,000	(3,858,807)	5,270,510
Project Overheads	(798,158)	-	-	-	-	-
Infrastructure Program	40,939,095	83,659,955	63,223,000	63,223,000	(20,436,955)	7,553,899
Fleet	12,081,613	18,281,298	16,813,000	16,813,000	(1,468,298)	-
Other	384,178	606,461	691,000	691,000	84,539	-
Capital Works Program	53,404,886	102,547,714	80,727,000	80,727,000	(21,820,714)	7,553,899
Disaster Recovery	54,979,865	94,695,003	95,000,000	95,000,000	304,997	600,000
Total	108,384,752	197,242,718	175,727,000	175,727,000	(21,515,718)	8,153,899

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

Asset Rehabilitation overall, achieved an actual spend of \$460k resulting in an \$658k underspend against a budget of \$1.12m for the month of December. This month again, was largely attributed to phasing of works. Key projects contributing to this include:

Hiddenvale Road Bridge replacement experienced delays associated with the Energex relocation works which have resulted in the project incurring a spend of only \$6k against a budget of \$555k resulting in an underspend of \$549k. The current program of works from Energex, has the works scheduled to commence on-site during the second quarter of the year with the necessary relocations expected to be completed by late June.

Southern Sports Field Lighting again incurred a nil spend against a budget of \$320k due to programming of works. The project has now been awarded with the contractor to be established on site early February, delays associated with wet weather and lead times associated with procurement of materials have impacted on the delivery timing.

Trumper St kerb rehabilitation works incurred a spend of \$102k against a nil budget due to the finalisation of outstanding purchase orders. The works were delivered by Council's internal crew and now considered complete.

Fleet overall, achieved an actual spend of \$443k resulting in an \$276k overspend against a budget of \$167k for the month of December. This was largely attributed to Truck replacement having an overspend of \$279k against a nil budget for the month of December for the receipt of Mack Cabin Tipper that had been previously delayed due to availability.

Fleet CIP Acquisitions also incurred an overspend of \$165k against a nil spend.

Local Amenity incurred an actual spend of \$171k against a budget of \$264k for the month of December resulting in a underspend of \$93k. Mainly attributed to the Provisional projects program which had a nil spend within December with allocations still to occur.

Transport and Traffic had an underspend of \$1.63 mil against an adopted budget of \$3.77 mil for the month of December with actuals totalling \$2.14 mil.

For the month of December, Redbank Plains Road Upgrade Stage 3 had a negative variance of \$1.56m against the baseline budget of \$1.45mil as a result of the timing associated with the claim for the works undertaken in December.

With the main works finalised in late October Springfield Parkway RU 19 the project had a financial adjustment undertaken in December to finalise the closure of the project. The December actual cost of \$110k resulted in an underspend of \$804k against the baseline budget.

With the main works finalised in late October Springfield Parkway RU 19 the project is expecting a reduced level of spend in the following months to finalise the landscaping and establishment requirements. The December actual cost of \$110k resulted in an underspend of \$804k against the baseline budget.

Springfield Greenbank Arterial Road Upgrade Stage 3 incurred an overspend of \$870k against the baseline budget of \$981k. Actual cost for the month of \$1.85 mil was primarily a result of the continuation of service relocation works. Whilst additional budget was requested to undertake early works and relocations within the 23-24FY for Stage 2 works of Springfield Parkway incurring actuals of \$131k for the month against a nil baseline budget.

The execution phase of the Mary and William Street Traffic Light Upgrade has received official approval for contract award. Prestart meetings with the appointed contractor have been successfully conducted. Notably, this month's expenditures have remained minimal due to the project's current status, resulting in an underspend of \$173,000 against the established baseline budget of \$175,000

Parks, Sports and Environment incurred an underspend in the order of \$649k against a budget allocation of \$1.04 mil for the month of December. The primary drivers of this were:

Ironbark Park Club House required an extension of time due to scope changes has now identified the practical completion extending through to January 2024. With the majority of the outstanding balance paid within November, this rephrasing of the works resulted in a claim of only \$5k against a baseline budget of \$823k.

Works are progressing with Jim Donald Parklands Footpath works with the contractor established on site and commencing earthworks, the project incurred an actual spend of \$104k against a nil baseline budget due to phasing of works.

Summary

The end of month financial report demonstrates a budget variance for the month of December in the order of \$2.5mil underspent at the portfolio level. This was under the approved budget for the month which was originally identified as \$6.40 mil with actuals achieving \$3.90 mil. These results have now reduced the year-to-date budget variance from \$11.27 mil in November to \$8.78 mil in the current month.

The monthly reduction aligns with the baseline forecast, but due to notable underspends on several major projects and the compulsory close down period for Christmas, the actual monthly total fell below expectations. The outlook for the second half of the financial year

looks promising with a number projects expected to reach practical completion in the coming months helping to achieve a desirable outcome.

Major Projects

Springfield Parkway & Springfield-Greenbank Arterial Road Upgrade

Project Overview:

Stage 1

- Apart from a few outstanding items, Stage is complete and BMD are working through the defects and omissions list for Practical Completion.
- Landscaping has not established sufficiently for PC and will be put on Maintenance as part of Stage 3 Landscaping Works.

Stage 2

- The Stage 2 Design is at the 100% Milestone with only Service relocation designs remaining.
- The extension of 3.6m culvert above Hymba Yumba Early Works started in December with good early progress, but due to ongoing rain and storms, works have been put on hold until the weather stabilises.
- The ICC Site Team is developing a further Early Works Package to accelerate Stage 2 and the Project. Delivery options are being considered including utilising internal ICC Teams and extending the BMD cost target package for the 3.6m culvert or a combination of both. Works proposed to be included are:
 - Vegetation Clearing,
 - Earthworks including a Reinforced Earth Wall north of Hymba Yumba to facilitate Services Relocations.
 - Initial Stormwater including a number of deep sections,
 - Replacement of a collapsed Sewer main,
 - Electrical relocation conduiting,
 - Phase 1 Water Main relocation and
 - Sleeper Retaining Walls

Stage 3

- The site held up well through the significant rain and storms that occurred over the Christmas period and BMD were proactive in monitoring impacts and addressing any issues that occurred.
- There was extensive flooding in Mountain Creek and this area will require replanting and a more resilient design is being considered that will still meet SARA and the ICC Maintenance Teams requirements.
- Despite the wet weather (10 days claimed to date) work has still progressed including night works, stormwater, electrical works and the new Park and Ride Entry pavements.
- Unfortunately, one of the new UU Pit Valves leaked under the pressure test and this combined with difficulties with the pits lids manufacture and Live Connection arrangements resulted in delays to the programmed UU live connections. These have now all been addressed and the and the live connections are booked for the weekend of 23 February. This will result in some impacts on residents and business, but all parties have been notified and alternative arrangements made.

- Planning to advance the works more quickly including a second closure of the Off Ramp and using the insitu pavement gravel layers for the new pavement are well advanced and will save both cost and time.
- While the additional rain has help established the pre-Christmas Landscaping, it has also resulted in significant weed and vegetation growth and the Contractor is putting additional resources into addressing this.
- We continue to liaise with the QR and Lions to ensure access is maintained to the stadium and Springfield Central station.
- The QR Eastern Carpark reconfiguration works have started, with the opening programmed for late March/early April.
- The IFC Variation was approved in December and the new Stage 3 Separable Portion Value is **\$38,146,086.57**. As a result of this and additional Services Relocation costs a revised funding estimate is being submitted to TMR with the increase from \$15.5m being in the order to **\$10 to \$12m**.

General

- Stakeholder Engagement continues to be very well managed by Katrina and the ICC Site Team is focused on completing Stage 3 and advancing Stage 2 as quickly as possible.

Passenger Transport Accessible Infrastructure Program (PTAIP) - Bus Stop Program

Design work for the bus stops funded under this year's program and identified for construction delivery this financial year are now complete. Whilst the remainder of the stops in the program with construction proposed in FY24/25 will have the designs finalised by the EOFY.

Council have received a finalised copy of the PTAIP grant funding agreement between the State and Ipswich City Council. The total funding received under this grant is \$476,750.00 with a required completion date of 30 June 2025.

Proposed Construction FY23/24

- Mount Crosby Road (Near Croydon St) x 2 Sites
- Grande Ave (Near Oak Lead Dr) x 2 Sites
- Jones Road (Near Augusta Pkwy)
- Lakeside Ave (Near Burlington Tce)
- Stubbin St (Near Wade St)
- Springfield Lakes Bvd (Near Lakes Entrance Dr)
- Hill Street (Near Phie St) x 2 Sites
- Lawrie Drive (Near Milgate St)

Proposed Construction FY24/25

- Booval Station
- Brisbane Street (Near Keogh St)
- Workshops Street (At Sutton Park)
- Blackstone Rd (Near Whitehill Rd)

Consultation between Council and Urban Utilities is ongoing in order to finalise the risk-based approach for the upgrade of the bus stop on Reif Street that was funded under the Passenger Transport Accessible Infrastructure Program (PTAIP) 2022-2023. TransLink have confirmed the approval of an extension of time to the PTAIP grant until 30 June 2024 to complete this upgrade.

Grant Projects Scheduled for delivery this FY (includes Multi-year Funding)

NOTE: Below table includes reporting on capital construction projects only – it does not include Design Only or Operational projects.

Project Name	Grant Amount	Total estimate Project Cost	Required Project Completion Date / Agreement End Date	Project Status
(Cycle Network Local Government Grants Program (CNLGGP) State Funded				
Deebing Creek Stage 2 (design Component)	\$ 75,000.00	\$ 250,000.00	30/06/2023	In progress
Deebing Creek Stage 2 (Construction)				Submitted for consideration
Brassall Bikeway Data Counters	\$ 85,000.00	\$ 140,000.00	30/06/2024	In progress
Civic Centre Carpark EOT (Tulmur Place EOT Facility)	\$ 194,000.00	\$ 388,000.00	30/06/2024	In progress
Queen Vic Pde Construct (Eastern Ipswich Link Stage 2)	\$ 750,000.00	\$ 1,500,000.00	30/06/2024	In progress
Election Commitment 2020 (Dept Tourism, Innovation and Sport) State Funded				
Jim Donald Raceview Clubhouse	\$ 900,000.00	\$ 1,510,000.00	31/01/2024	In progress
BMX Clubhouse Wiley Park	\$ 500,000.00	\$ 1,496,000.00	30/03/2024	In progress
TIDS (Transport Infrastructure Development Scheme) State Funded				
Springfield Greenbank Arterial (Stage 3)	\$ 196,145.00	\$ 11,600,000.00	30/06/2023	In progress
Bus Stop Shelter Program 2022-23 (BSSP) State Funded				
Various	\$ 152,000.00	\$ 152,000.00	31/12/2024	Complete (except 1)
Note – Reif Street Project is tied to BSSP as well as PTAIP – Approval received with extension of time until 30-6-24				In Progress
Passenger Transport Infrastructure Grants 2022-23 (PTAIP) State Funded				
Various	\$ 293,475.00	\$ 319,725.00	30/09/2023	Complete (except 1)
Note – Reif Street comment as noted above in BSSP			30/06/2024	In Progress
Local Roads & Community Infrastructure Program (LRCIP) Federal Funded				
Alice Street Kerb and Channel	\$ 1,500,000.00	\$ 1,870,000.00	30/06/2024	Complete
South Station Road A Road Rehabilitation	\$ 1,000,000.00	\$ 1,870,000.00	30/06/2024	Complete
Charlotte Street Road Rehabilitation	\$ 1,200,720.00	\$ 1,450,000.00	30/06/2024	Complete

Nolan Street Road Rehabilitation	\$ 955,000.00	\$ 1,010,000.00	30/06/2024	Complete
Adelong Avenue, Culvert Rehabilitation	\$ 671,381.00	\$ 950,000.00	30/06/2024	In Progress
Tallegalla Road, Culvert Rehabilitation	\$ 671,381.00	\$ 935,000.00	30/12/2024	In Progress
R2R (Roads to Recovery) Federal Funded				
Springfield Parkway	\$ 2,327,860.00	\$ 10,000,000.00	30/06/2023	In progress
South East Queensland Community Stimulus Package (SEQCSP) State Funded				
Cameron Park Playground and Amenities Upgrade	\$ 2,000,000.00	\$ 3,282,349.00	30/06/2024	In progress
Richardson Park Playground and Amenities Upgrade	\$ 1,500,000.00	\$ 2,232,000.00	30/06/2024	In progress
Bridges Renewal Program 2022-2024 Federal Funded				
Hiddenvale Road, Calvert	\$ 3,901,761.00	\$ 4,877,201.00	30/09/2024	In progress
Keanes Road, Calvert	\$ 1,747,860.00	\$ 2,184,825.00	30/09/2024	Complete
Purga School Road, Purga	\$ 5,000,000.00	\$ 8,185,876.00		Submitted for consideration
Heavy Vehicle Safety and Productivity Program Federal Funded				
Purga School Road, Purga	\$ 3,904,203.00	\$ 4,880,254.00		Submitted for consideration
Australian Cricket Infrastructure Fund Other				
Ivor Marsden Sports field Lighting Upgrade	\$ 100,000.00	\$ 907,500.00	N/A	In progress
Blackspot Program 2023-2024 Federal Funded				
Old Logan Road and Formation Street, Carole Park	\$ 65,500.00	\$ 65,500.00	30/06/2024	In progress
Robertson Road and Whitehill Road, Eastern Heights	\$ 694,000.00	\$ 694,000.00	30/06/2025	In progress
Gordon Street and South Street, Ipswich	\$ 92,000.00	\$ 92,000.00	30/06/2024	In progress
School Transport Infrastructure Program State Funded				
WMAC Signals Wulkuraka	\$ 198,000.00	\$ 396,000.00	30/06/2024	Not yet started

Master Schedule status of Practical Completion milestone for December (Exclusive of emergent projects)

Milestone	December Actual	Actuals Year to date	Target for 23/24
Practical Completion	5	26	39

As at end of December, project completion status shows 26 projects have reached practical completion from a total of 39 projects that are scheduled for delivery this FY.

Current status of Construction projects for 2023-2024 FY

Current Status of Projects	Count of Projects December
Concept Design	0
Detail Design	2
Handed Over for Execution	3
Construction in Progress	8
Practically Complete	26

The data shown above for status of projects scheduled for delivery in the 2023-2024 FY. Majority of projects scheduled for delivery this financial year have been designed and handed over for construction, with only 2 in December still in design stage and yet to be Issued For Construction (IFC).

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

Nil.

RISK MANAGEMENT IMPLICATIONS

The Asset and Infrastructure Services Department has a departmental risk register that includes the delivery of the capital program. The leadership team of the department continues to monitor our risk in relation to this and takes mitigation action where necessary.

FINANCIAL/RESOURCE IMPLICATIONS

No financial / resource implications.

COMMUNITY AND OTHER CONSULTATION

No community consultation was required in relation to this report.

The Stakeholder Management Branch of the Asset and Infrastructure Services Department engages extensively with the community impacted by our works to ensure that they are informed in advance of works, communicated with during works and ensure that any issues that arise are managed effectively.

CONCLUSION

The Asset and Infrastructure Services Department is committed to delivering high quality infrastructure for the community.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
RECEIVE AND NOTE REPORT
The Recommendation states that the report be received, and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Appendix A - Asset Rehabilitation Report ↓ 
2.	AIS Capital Portfolio Update Report December 2023 Powerpoint ↓ 

Tom Reynolds
ACTING PRINCIPAL OFFICER (PROGRAM MANAGEMENT)

I concur with the recommendations contained in this report.

Graeme Martin
MANAGER, CAPITAL PROGRAM DELIVERY

I concur with the recommendations contained in this report.

Matt Anderson
GENERAL MANAGER, ASSET AND INFRASTRUCTURE SERVICES

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Doc ID No: A9874463

ITEM: 4
SUBJECT: PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT
AUTHOR: MANAGER, DEVELOPMENT PLANNING
DATE: 13 FEBRUARY 2024

EXECUTIVE SUMMARY

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

RECOMMENDATION/S

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

RELATED PARTIES

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

IFUTURE THEME

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

PURPOSE OF REPORT/BACKGROUND

Whilst this report outlines a specific list of development application related court actions, from time to time, Council will be engaged in prosecutions relating to development offences and other matters. Owing to the nature of these prosecutions, these matters are not generally listed in the attached court action report. However substantial matters will be presented to the Growth, Infrastructure and Waste Committee using this report from time to time.

Further information on these appeals can be found on the Planning and Environment Court web site.

LEGAL IMPLICATIONS

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

Local Government Act 2009

Planning Act 2016

Planning Regulation 2017

POLICY IMPLICATIONS

N/A

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL/RESOURCE IMPLICATIONS

N/A

COMMUNITY AND OTHER CONSULTATION

The contents of this report did not require any community consultation.


CONCLUSION

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

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
RECEIVE AND NOTE REPORT
The recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Planning and Environment Court Action Status Report ↓ 
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Greg Potter
MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Brett Davey

GENERAL MANAGER PLANNING AND REGULATORY SERVICES

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Doc ID No: A9875110

ITEM: 5
SUBJECT: EXERCISE OF DELEGATION REPORT
AUTHOR: MANAGER, DEVELOPMENT PLANNING
DATE: 13 FEBRUARY 2024

EXECUTIVE SUMMARY

This is a report concerning applications that have been determined by delegated authority for the period 23 January 2023 to 13 February 2024.

RECOMMENDATION/S

That the Exercise of Delegation report for the period 23 January 2024 to 13 February 2024, be received and the contents noted.

RELATED PARTIES

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

IFUTURE THEME

A Trusted and Leading Organisation

PURPOSE OF REPORT/BACKGROUND

The following delegations (and associated sub-delegations) contain a requirement for the noting of applications determined by delegated authority:

- Approval of Plans for Springfield
- Determination of Development Applications, Precinct Plans, Area Development Plans and Related Matters
- Exercise the Powers of Council under the *Economic Development Act 2012*
- Implementation of the Planning and Development Program
- Exercise the Powers of Council under the *Planning Act 2016*

LEGAL IMPLICATIONS

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

Local Government Act 2009

Planning Act 2016

Planning Regulation 2017

POLICY IMPLICATIONS

N/A

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL/RESOURCE IMPLICATIONS

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

COMMUNITY AND OTHER CONSULTATION

The contents of this report did not require any community consultation. In the event that the development applications listed in this report triggered 'impact assessment' pursuant to the Ipswich Planning Scheme, public notification was undertaken as part of the development application process in accordance with any legislative requirements and matters raised in any submissions and were addressed in the respective development assessment reports.


CONCLUSION

The Planning and Regulatory Services Department is responsible for the assessment and determination of development applications. Attachment 1 to this report provides a list of development applications that were determined by delegated authority for the period 23 January 2024 to 13 February 2024.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
RECEIVE AND NOTE REPORT
The Recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Exercise of Delegation Report ↓ 
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Greg Potter
MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Brett Davey
GENERAL MANAGER PLANNING AND REGULATORY SERVICES

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