



City of  
**Ipswich**

## **AGENDA**

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### **GOVERNANCE AND TRANSPARENCY COMMITTEE**

Thursday, 1 February 2024

10 minutes after the conclusion of the Growth, Infrastructure and Waste Committee or such later time as determined by the preceding committee

Council Chambers, Level 8  
1 Nicholas Street, Ipswich

**MEMBERS OF THE GOVERNANCE AND TRANSPARENCY COMMITTEE**

Councillor Jacob Madsen (**Chairperson**)

Deputy Mayor Russell Milligan (**Deputy Chairperson**)

Mayor Teresa Harding

Councillor Marnie Doyle

Councillor Kate Kunzelmann

## GOVERNANCE AND TRANSPARENCY COMMITTEE AGENDA

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\*\* Item includes confidential papers

**GOVERNANCE AND TRANSPARENCY COMMITTEE NO. 1**

**1 FEBRUARY 2024**

AGENDA

**WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY**

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

**BUSINESS OUTSTANDING**

**CONFIRMATION OF MINUTES**

1. **CONFIRMATION OF MINUTES OF THE GOVERNANCE AND TRANSPARENCY COMMITTEE NO. 2023(11) OF 28 NOVEMBER 2023**

**RECOMMENDATION**

That the Minutes of the Meeting held on 28 November 2023 be confirmed.

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**OFFICERS' REPORTS**

2. **\*\*ACQUISITION OF DRAINAGE EASEMENT FOR INFO4308 - 13 PARCELL STREET, BRASSALL**

This is a report concerning the acquisition of an easement for drainage purpose over Part of 13 Parcell Street, Brassall, more particularly described as part of Common Property of Brassall Grove Community Titles Scheme 19578. The drainage easement will facilitate stormwater drainage improvements through the 'Brassall Grove' unit complex.

**RECOMMENDATION**

- A. That pursuant to Section 6(1) of the *Acquisition of Land Act 1967*, Council as "constructing authority" proceed to acquire an easement over land at 13 Parcell Street, Brassall QLD 4305, more particularly described as part of Common Property of Brassall Grove Community Titles Scheme 19578 (Council file reference number 6047), for drainage purpose.
- B. That in the first instance, the method of acquiring the subject easement will be by agreement with the affected person/s in accordance with Division 3, *Acquisition of Land Act 1967*; however, where agreement cannot be reached, or operational

timeframes intervene, the method of acquiring the subject easement will be in accordance with Division 2, *Acquisition of Land Act 1967*.

- C. That Council be kept informed as to the progress and outcome of the acquisition.

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3. **\*\*PROPOSED ACQUISITION OF LAND FOR INF04243 - INTERSECTION UPGRADE AT RIPLEY ROAD AND REIF STREET, FLINDERS VIEW**

This is a report concerning the acquisition of two (2) parcels of land that adjoin the Ripley Road and Reif Street traffic intersection in Flinders View. The acquisition will facilitate the upgrade requirements to the intersection and accommodate Council infrastructure currently encroaching private property.

**RECOMMENDATION**

- A. That pursuant to Section 5(1)(b)(i) of the *Acquisition of Land Act 1967*, Council as “constructing authority” proceed to acquire land at 87 Reif Street, Flinders View more particularly described as part of Lot 4 on RP118775 (Council file reference 6050), for road purpose.
- B. That in the first instance, the method of acquiring part of Lot 4 on RP118775 will be by agreement with the registered owner(s) in accordance with Division 3, *Acquisition of Land Act 1967*; however, if agreement cannot be reached, or operational timeframes intervene, the method of acquiring part of Lot 4 on RP118775 will be in accordance with Division 2, *Acquisition of Land Act 1967*.
- C. That Council resolve to acquire part of land located at 274 Ripley Road, Flinders View, more particularly described as part of Lot 6 on RP118775 (Council file reference 6049), for road purpose.
- D. That the method of acquiring part of Lot 6 on RP118775 shall be as a purchase by agreement with the registered owner(s) pursuant to the *Property Law Act 1974*.

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4. **DISPOSAL OF SEWERAGE EASEMENTS TO URBAN UTILITIES FOR RACEVIEW SEWER UPGRADE PROJECT**

This is a report concerning the disposal of two (2) easements for sewerage purpose to Urban Utilities to facilitate the installation of new underground sewer pipe from Raceview to Ripley, as part of their Raceview Sewer Upgrade project.

**RECOMMENDATION**

- A. That Council resolve pursuant to Section 236(2) of the *Local Government Regulation 2012* (the Regulation) that the exemption referred to in Section 236(1)(b)(i) of the Regulation applies for the disposal of interest in Part of Land at:

- (i) 26 Kordan Boulevard, Raceview, more particularly described as Lot 999 on SP241645; and
- (ii) 51-53 Swanbank Road, Flinders View, more particularly described as Lot 2 on RP203690,  
("the Land"), by way of Easement agreements for sewerage purpose between Council and Urban Utilities.

- B. That pursuant to Section 257(1)(b) of the *Local Government Act 2009* Council resolve to delegate the power to the Chief Executive Officer to be authorised to negotiate and finalise the terms of the proposed Easements as detailed in Recommendation A, for sewerage purpose.

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5. PROCUREMENT - SINGLE SOURCE PURCHASE OF ARTWORK FOR IPSWICH ART GALLERY

This is a report seeking a resolution by Council to purchase an artwork for the Ipswich Art Gallery valued at \$28,000.

A Council resolution that the exception under section 235(a) of the *Local Government Regulation 2012* applies to this purchase as there is only one supplier who is reasonably available to supply this artwork being the artist's own commercial art gallery, Neon Parc.

The proposed artwork is *Binary Star* by Australian artist Paul Knight.

RECOMMENDATION

- A. That pursuant to Section 235(a) of the *Local Government Regulation 2012* (Regulation), Council resolves that the exception applies as it is satisfied that there is only one supplier who is reasonably available for the provision of this artwork for the Ipswich Art Gallery.
- A. That Council approve the purchase of the artwork by Australian artist Paul Knight through his commercial art gallery, Neon Parc in accordance with the above exemption for a purchase price of \$28,000 (incl GST).

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6. REVISED MEETING CONDUCT POLICY

This is a report concerning a revision of the Meeting Conduct Policy as a result of the Local Government (Councillor Conduct) and Other Legislation Amendment Bill 2023 of November 2023.

RECOMMENDATION

That the revised policy titled 'Meeting Conduct Policy' as detailed in Attachment 5, be adopted.

7. WORKING WITH CHILDREN POLICY

This is a report concerning the four (4) year review of the Working with Children Policy which must be undertaken to ensure that legislative amendments are adopted by Council.

RECOMMENDATION

That the revised Working with Children Policy as detailed in Attachment 3 be adopted.

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8. QUARTERLY REPORT TO THE DEPARTMENT OF HOUSING, LOCAL GOVERNMENT, PLANNING AND PUBLIC WORKS

This is a report concerning a request from the former Director-General, Department of State Development, Infrastructure, Local Government and Planning for Council to provide a series of quarterly reports.

This report is for the October to December 2023 quarter and is reflective of the scope requested by the then Director-General in June 2022.

Following a Machinery of Government change the report will now be provided to the Director-General, Department of Housing, Local Government, Planning and Public Works.

RECOMMENDATION

That Council approve the draft letter to the Director-General, Department Housing, Local Government, Planning and Public Works containing the quarterly report for October to December 2023 as set out in Attachment 1.

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9. \*\*CONCESSION FOR GENERAL RATES - 2 JOFFRE STREET, BOOVAL QLD 4304

This is a report concerning a request for a concession for general rates from Ozcare for 2 Joffre Street, BOOVAL QLD 4304.

RECOMMENDATION

That having satisfied the criteria in s120 of the of the Local Government Regulation 2012, as well as the Rates Concession Policy, the property at 2 Joffre Street, BOOVAL QLD 4304, be granted a 100% concession on the differential general rate from the 24 October 2023, being the date of application.

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10. MONTHLY FINANCIAL PERFORMANCE REPORT - DECEMBER 2023

This is a report concerning Council's financial performance for the period ending 31 December 2023, submitted in accordance with section 204 of the *Local Government Regulation 2012*.

RECOMMENDATION

That the report on Council's financial performance for the period ending 31 December 2023, submitted in accordance with section 204 of the *Local Government Regulation 2012*, be considered and noted by Council.

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**NOTICES OF MOTION**

**MATTERS ARISING**



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**GOVERNANCE AND TRANSPARENCY COMMITTEE NO. 2023(11)**

**28 NOVEMBER 2023**

MINUTES

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

**COUNCILLOR'S APOLOGIES:** Nil

**OFFICERS' ATTENDANCE:** Chief Executive Officer (Sonia Cooper), General Manager Corporate Services (Matt Smith), General Manager Asset and Infrastructure Services (Matt Anderson), General Manager Planning and Regulatory Services (Brett Davey), General Manager Community, Cultural and Economic Development (Ben Pole), General Manager Environment and Sustainability (Kaye Cavanagh), Chief Financial Officer (Jeffrey Keech), Acting Manager, Strategy and Performance (Haiden Taylor), Manager, Resource Recovery (David McAlister), Manager, People and Culture (Talia Love-Linay), People and Culture Senior Project Officer (Miranda Reis), Manager, Media, Communications and Engagement (Mark D Strong), Manager, Community Services Manager (Melissa Dower), Capital Program Delivery (Graeme Martin), Acting Procurement Manager (Ross Muller), Property Services Manager (Alicia Rieck), Senior Property Officer (Tenure) (Kerry Perrett), Chief of Staff, Office of the Mayor (Melissa Fitzgerald), Senior Communications and Policy Officer (Jodie Richter), Senior Media Officer (Darrell Giles), Senior Media Officer (Lucy Stone) and Theatre Technician (Harrison Cate)

**ACKNOWLEDGEMENT OF COUNTRY**

Councillor Jacob Madsen (Chairperson) delivered the Acknowledgement of Country

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

Nil

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**BUSINESS OUTSTANDING**

Nil

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**CONFIRMATION OF MINUTES**

1. CONFIRMATION OF MINUTES OF THE GOVERNANCE AND TRANSPARENCY COMMITTEE NO. 2023(10) OF 9 NOVEMBER 2023

**RECOMMENDATION**

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

**That the Minutes of the Governance and Transparency Committee held on 9 November 2023 be confirmed.**

**AFFIRMATIVE**

Councillors:

Madsen

Milligan

Harding

Doyle

Kunzelmann

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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**OFFICERS' REPORTS**

2. REVISIONS TO THE PEOPLE AND CULTURE STRATEGY 2021-2026

This is a report concerning revisions to the People and Culture Strategy 2021-2026. Key reasons for a review of the Strategy include, the new Psychosocial Hazards Code of Practice coming into effect in April 2023, and Council's Diversity and Inclusion Strategy 2018 – 2022 requiring a review. The review of the People and Culture Strategy 2021-2026 has included a greater focus on psychological safety, and Diversity, Equity and Inclusion, which replaces the need to have two separate guiding documents for the People and Culture Branch.

**RECOMMENDATION**

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

- A. That Council note that the Chief Executive Officer has approved the update to the People and Culture Strategy 2021-2026 on 22 October 2023.**

**B. That Council endorse the revised People and Culture Strategy 2021 – 2026 as outlined in Attachment 1.**

AFFIRMATIVE

Councillors:

Madsen

Milligan

Harding

Doyle

Kunzelmann

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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*Note: Item 3 was separated into 2 parts being Queens Park Tennis Facility and Rosewood Showgrounds (The Green Shed).*

**\*\*\*3. LEASE FOR RENEWAL OVER TRUST LAND - QUEENS PARK TENNIS FACILITY - 76 CHERMSIDE ROAD, IPSWICH**

This is a report concerning a proposed lease over land that Council holds as Trustee.

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

**RECOMMENDATION**

- A. That pursuant to section 236(2) of the *Local Government Regulation 2012* (Regulation), Council as Trustee for the State of Queensland resolve that the exception at section 236(1)(b)(ii) of the Regulation applies to the disposal of leasehold interest in land at 76 Chermside Road Ipswich, more particularly described part of Lot 1 on Survey Plan 154140, because Ipswich District Junior Tennis Association Inc. is a community organisation.
- B. That Council enter into a trustee lease (reference 5966) with Ipswich District Junior Tennis Association Inc.:
- (i) at a commencing annual rent of \$2,900 excluding GST, payable to Council, and
  - (ii) for an initial term of 10 years 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) for the trustee lease over part of 76 Chermside Road Ipswich to Ipswich District Junior

Tennis Association Inc., and the 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 regarding the trustee lease to Ipswich District Junior Tennis Association Inc.

**RECOMMENDATION**

Moved by Councillor Jacob Madsen:

**That the Queens Park Tennis Facility lease matter be referred to the Council Ordinary Meeting scheduled for 7 December 2023.**

**AFFIRMATIVE**

Councillors:

Madsen

Milligan

Harding

Doyle

Kunzelmann

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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**\*\*\*3. LEASE FOR RENEWAL OVER TRUST LAND - ROSEWOOD SHOWGROUNDS (THE "GREEN SHED") - 1 RAILWAY STREET ROSEWOOD**

This is a report concerning a proposed lease over land that Council holds as Trustee.

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

**RECOMMENDATION**

Moved by Deputy Mayor Russell Milligan:

Seconded by Councillor Marnie Doyle:

- E. That pursuant to section 236(2) of the *Local Government Regulation 2012* (Regulation), Council as Trustee for the State of Queensland resolve that the exception at section 236(1)(b)(ii) of the Regulation applies to the disposal of leasehold interest in land at 1 Railway Street Rosewood, more particularly described part of Lot 2 on Registered Plan 35616, because Lions Club of Rosewood Inc. is a community organisation.

- F. That subject to Ministerial approval pursuant to section 52(3), (4) and (5) of the *Land Act 1994*, Council enter into a trustee lease (reference 6048) with Lions Club of Rosewood Inc.:
- (i) at an annual rent of \$1 excluding GST, payable to Council if demanded, and
  - (ii) for a term to expire on 28 November 2027, with no options for extension.
- G. 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 regarding the trustee lease to Lions Club of Rosewood Inc.

**RECOMMENDATION**

Moved by Mayor Teresa Harding:

**That the Rosewood Showgrounds (The Green Shed) lease matter be referred to the Council Ordinary meeting scheduled for 25 January 2024 and that the report be updated to include consultation with all relevant user groups of the Rosewood Showground as well as the Mayor and divisional councillors.**

AFFIRMATIVE

Councillors:

Madsen

Milligan

Harding

Doyle

Kunzelmann

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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4. **LEASES FOR RENEWAL OVER FREEHOLD LAND FOR THE ROSEWOOD COMMUNITY CENTRE - 19 SCHOOL STREET ROSEWOOD AND COMMUNITY PARK MARBURG (THE "RED SHED") - 108 QUEEN STREET MARBURG**

This is a report concerning two proposed leases over land that Council hold in freehold.

**RECOMMENDATION**

Moved by Councillor Kate Kunzelmann:

Seconded by Deputy Mayor Russell Milligan:

- 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 the following leasehold interest in land, because the proposed Lessees are community organisations:

	Location		Lot	Plan	Lessee
1.	19 School Street	Rosewood	705	CC2732	Rosewood and District Support Centre Incorporated
2.	108 Queen Street	Marburg	2	SP292756	Marburg and District Residents' Association Inc

- B. That Council enter into leases with the Lessees:
- (i) at a commencing annual rent excluding GST, payable to Council as outlined below; and
  - (ii) for an initial term with no options for extension, as outlined below:

File Reference	Lessee	Rent	Term
6048	Rosewood and District Support Centre Incorporated	\$1.00 if demanded	5 Years
5859	Marburg and District Residents' Association Inc	\$1.00 if demanded	5 Years

- 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.

### RECOMMENDATION

Moved by Deputy Mayor Russell Milligan:

**That Item 4 titled 'Leases for renewal over freehold land for the Rosewood Community Centre - 19 School Street Rosewood and Community Park Marburg (the "Red Shed") - 108 Queen Street, Marburg' matter be separated by individual matter and referred to the Council Ordinary meeting scheduled for 25 January 2024 and that the report be updated to include consultation with all relevant user groups as well as the Mayor and divisional councillors.**

AFFIRMATIVE  
Councillors:  
Madsen  
Milligan  
Harding  
Doyle  
Kunzelmann

NEGATIVE  
Councillors:  
Nil

The motion was put and carried.

5. RENEWAL OF EXPENDITURE LEASE OVER 62 BRISBANE TERRACE, GOODNA FOR GOODNA OFF-LEASH DOG PARK

This is a report concerning the renewal of an expenditure lease over part of 62 Brisbane Terrace, Goodna, between Kirkpatrick Enterprises Pty Ltd as Trustee under instrument 722783020 and Ipswich City Council (Council) for the Goodna Off-Leash Dog Park (**the Dog Park**).

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

RECOMMENDATION

Moved by Councillor Kate Kunzelmann:

Seconded by Deputy Mayor Russell Milligan:

- A. That Council resolve to take an interest in land at 62 Brisbane Terrace, Goodna, more particularly described as Lease BA in Lot 1 on SP189553 on SP307620, for recreation purposes.**
- B. That Council enter into a lease (Council file reference number 6075) with Kirkpatrick Enterprises Pty Ltd as Trustee under Instrument 722783020 (Lessor):**
- (i) at a commencing annual rent of \$2,364.95 excluding GST payable by Council; and**
  - (ii) for an initial term of five (5) years with a five (5) year option for extension.**
- C. That Council resolve to authorise the Chief Executive Officer to take the necessary action in order to implement Council’s decision, including but not limited to making, amending and discharging the contractual arrangement/s.**

AFFIRMATIVE

Councillors:

Madsen

Milligan

Harding

Doyle

Kunzelmann

NEGATIVE

Councillors:

Nil

The motion was put and carried.

6. FEES AND CHARGES - EARLY APPROVAL OF PUBLIC HEALTH, FOOD BUSINESS AND ROAD REGULATION ANNUAL RENEWAL FEES FOR 2024-2025

This is a report concerning the fees for selected public health, food business and road regulation licences and associated services for the 2024-2025 financial year. It is proposed to adopt a selection of fees and charges for the forthcoming financial year to permit renewal processes owing to the coming Local Government Elections. There is a need to issue renewals with 60 days notice which will not be possible with the compressed period between the Local Government Elections and the likely adoption of the 2024-2025 budget and fees and charges.

RECOMMENDATION

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

**That the proposed fees and charges for public health, food business and road regulation licences and associated services, as detailed in Attachment 1, be adopted with an effective date of 1 July 2024.**

AFFIRMATIVE

Councillors:  
Madsen  
Milligan  
Harding  
Doyle  
Kunzelmann

NEGATIVE

Councillors:  
Nil

The motion was put and carried.

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7. FEES AND CHARGES - INCLUSION OF ANNUAL ON-DEMAND KERBSIDE COLLECTION SERVICES INTO REGISTER OF FEES AND CHARGES

This is a report concerning a proposed amendment to Councils Register of Fees and Charges to include the on-demand kerbside waste collection services to be commenced in 2023-2024.

RECOMMENDATION

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



**That the proposed Fees and Charges as detailed in Table 1, associated with on-demand kerbside collection services be adopted and take effect from January 2024.**

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Madsen	Nil
Milligan	
Harding	
Doyle	
Kunzelmann	

The motion was put and carried.

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8. PROCUREMENT: SUPPLY AND DELIVERY OF MOBILE GARBAGE BINS

This is a report concerning Supply and Delivery of Food Organics Garden Organics (FOGO) Mobile Garbage Bins (MGBs). This supports the city-wide introduction of the delivery of a FOGO service: a shift to a three-bin core kerbside collection service in accordance with Ipswich City Council's Resource Recovery Strategy.

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

RECOMMENDATION

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

- A. **That pursuant to Section 234 of the *Local Government Regulation 2012* (Regulation), Council utilise LGA Arrangement NPN1.11-4 MGBs, Industrial Containers and Bins by LGAQ LTD, for the Supply and Delivery of Food Organics Garden Organics Mobile Garbage Bins (Council file reference number 22619), with SULO MGB AUSTRALIA PTY LTD [ABN: 27 002 605 192] (Supplier) who is a party to the LGA Arrangement.**
- B. **That under the LGA Arrangement with the Supplier, the approximate purchase price is \$3,300,000.00 excluding GST over the entire term, the end date of the initial term being until such time as all Food Organics Garden Organics Mobile Garbage Bins have been supplied and delivered, with no current options for extension.**
- C. **That Council may enter into ancillary contractual arrangements with the Supplier, as allowed for by the LGA Arrangement.**

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

AFFIRMATIVE

Councillors:

Madsen

Milligan

Harding

Doyle

Kunzelmann

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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**9. PROCUREMENT: 21608 - CONSTRUCTION OF HARDSTAND AT RIVERVIEW REFUSE AND RECYCLE CENTRE**

This is a report concerning the recommendation to award Tender 21608 Construction of Hardstand at Riverview Refuse and Recycle Centre and to seek Council’s approval to enter into a contract with the nominated supplier as per confidential Attachment 1 to undertake the construction of the hardstand at Riverview Refuse and Recycle Centre.

After an open market request for tender process, an evaluation panel has recommended one supplier for the construction of the hardstand works as set out in Recommendation B below. The recommendation provides Council with a local Ipswich company. The recommendation has been determined by the evaluation panel to offer Council best value for money.

If Council is satisfied with the nominated supplier, the name of the supplier will be included in the Councils resolution at Recommendation B.

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

**RECOMMENDATION**

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

- A. That pursuant to Section 228 of the *Local Government Regulation 2012* (Regulation), Council award Tender No. 21608 Construction of Hardstand at Riverview.**

- B. That Council enters into a contractual arrangement with the Supplier identified in confidential Attachment 1 for the lump sum amount of three million eight hundred and two thousand six hundred and eighty-three dollars and seventy-eight cents (\$3,802,683.78) 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.**
- D. That owing to the confidential nature of the recommendations, that once adopted by Council, the recommendations be made public.**

AFFIRMATIVE

Councillors:

Madsen

Milligan

Harding

Doyle

Kunzelmann

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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10. PROCUREMENT: DISPOSAL OF VALUABLE NON-CURRENT ASSET LEASES - 7 BRUCE LANE, CAMIRA - 389 LOGAN ROAD, SPRINGFIELD AND 235 SMITHS ROAD, REDBANK

This is a report concerning the procurement and recommendation of proposed new leases of the following facilities between Ipswich City Council (Council) and the below listed organisations.

22247	Langley Park Hall	Camira Friends & Neighbours Club Inc
22248	Camira Springfield Community Centre	Westside Community Care (Qld) Limited
22250	Redbank Collingwood Park Sports Complex	Australian Crawl (Goodna) Pty Ltd t/a Just Sports n Fitness

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

RECOMMENDATION

- A. That pursuant to Section 228 of the *Local Government Regulation 2012* (Regulation), Council award the below Tenders for the disposal of an interest in land to the recommended organisations (Lessee), for the management and operation of the respective facilities.

Tender	Location	Lot / Plan	Lessee
22247	Langley Park Hall, 7 Bruce Lane, Camira	Lease A on SP243521, Lot 272 on RP111740	Camira Friends & Neighbours Club Inc
22248	Camira Springfield Community Centre 389 Logan Road, Springfield	Lot 2 on RP857484	Westside Community Care (Qld) Limited
22250	Redbank Collingwood Park Sports Complex 235 Smiths Road, Redbank	Lot 1 on SP221978 & Lot 4 on SP148559	Australian Crawl (Goodna) Pty Ltd t/a Just Sports n Fitness

- B. That Council enter into a lease with the Lessee:
- (i) at an annual rent excluding GST, payable to Council; and
  - (ii) for a term, as outlined below;

Tender	Lessee	Rent	Term
22247	Camira Friends & Neighbours Club Inc	\$1.00 if demanded	5 years
22248	Westside Community Care (Qld) Limited	\$1.00 if demanded	5 years
22250	Australian Crawl (Goodna) Pty Ltd t/a Just Sports n Fitness	\$24,000.00 or 10% turnover, whichever is greater	10 years plus 1 x 5 year option

- 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.

RECOMMENDATION

Moved by Councillor Jacob Madsen:

**That Item 10 titled ‘Procurement: Disposal of Valuable Non-current Asset Leases - 7 Bruce Lane, Camira - 389 Logan Road, Springfield and 235 Smiths Road, Redbank’ be referred to the Council Ordinary Meeting scheduled for 25 January 2024.**

AFFIRMATIVE

Councillors:

Madsen

Milligan

Harding

Doyle

Kunzelmann

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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11. PROCUREMENT: EXTENSION AND INCREASED EXPENDITURE ON 12190 ROAD RESURFACING AND MAINTENANCE - PREFERRED SUPPLIER ARRANGEMENT

This is a report concerning the recommendation to approve the next one (1) year extension option and increased expenditure under contract 12190 Road Resurfacing and Maintenance – Preferred Supplier Arrangement that was \$40,000,000.00 ex GST inclusive of all extensions.

This report seeks approval to increase the estimated contract spend by \$10,000,000.00 to \$50,000,000.00.

RECOMMENDATION

Moved by Mayor Teresa Harding:

Seconded by Deputy Mayor Russell Milligan:

- A. That Council approve the next one (1) year extension option and increased contract spend for contract 12190 Road Resurfacing and Maintenance – Preferred Supplier Arrangement for the supplier listed below:**
- **RPQ Asphalt Pty Ltd (ABN 70 088 212 757)**
- B. That the total estimated contract value for this arrangement be increased from \$40,000,000.00 to a total cost of \$50,000,000.00 ex GST including the final two (2), one (1) year extension periods for the contract.**
- 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 *Local Government Regulation 2012*, in order to implement Council’s decision.**

AFFIRMATIVE

Councillors:

Madsen

Milligan

Harding

Doyle

Kunzelmann

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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12. PROCUREMENT: EOI - RIPLEY ROAD AND FISCHER ROAD, RIPLEY - ROAD UPGRADE

This is a report concerning the upgrade of Ripley Road to a four-lane median divided urban arterial road standard and Fischer Road to a two-lane urban sub-arterial road standard.

Council is seeking to invite Expressions of Interest to identify a construction partner who can demonstrate their capacity and capability to undertake both the detailed design and construction of the upgrade works.

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

RECOMMENDATION

Moved by Mayor Teresa Harding:

Seconded by Deputy Mayor Russell Milligan:

- A. That pursuant to Section 228(3)(a) of the *Local Government Regulation 2012* (Regulation), Council resolve that it would be in the public interest to invite expressions of interest before inviting written tenders for the provision of design and construct services.**
- B. That pursuant to Section 228(3)(b) of the Regulation, Council’s reasons for making such resolution are that:**
- (i) it will allow Council to canvas the market for experienced contractors who have the capacity and capability to complete the detailed design and construction of the Ripley Rd and Fischer Rd, Ripley – Road Upgrade;**
  - (ii) to undertake a multi-stage process to select the best potential contractor.**

AFFIRMATIVE

Councillors:

Madsen

Milligan

Harding

Doyle

Kunzelmann

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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13. PROCUREMENT: EOI - GREEN ENERGY PARTNER FOR GREEN ENERGY PRECINCT

This is a report concerning the intent of Council wishing to engage an energy partner to provide a concept design and feasibility analysis for the development of a Green Energy Precinct within the Nicholas Street Precinct. A Green Energy Precinct would include but not be limited to; renewable energy generation and battery storage technology as well as other innovative opportunities identified through this process.

Council is seeking a high-level feasibility analysis of Council's assets and data relating to energy consumption combined with potential delivery options that would lead to both positive environmental and financial outcomes for Council and the community. Delivery options could include (but not limited to):

- Council-owned and operated.
- Partner delivery and ownership over the asset(s) in a leased arrangement.

Council is seeking to invite Expressions of Interest (EOI) to identify partners who can demonstrate their capability to undertake a contract of this nature and further invite those partners to participate in a tendering process, leading to the formation and award of a design and construction contract should Council wish to pursue the Green Precinct concept further.

RECOMMENDATION

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

- A. That pursuant to Section 228(3)(a) of the *Local Government Regulation 2012 (Regulation)*, Council resolves that it would be in the public interest to invite expressions of interest before inviting written tenders for a Green Energy Partner for the provision of a Green Energy Precinct.**
- B. That pursuant to Section 228(3)(b) of the Regulation, Council's reasons for making such resolution are that:**

- (i) **it will allow Council to canvas the market for information to guide the project;**
- (ii) **it will allow Council to identify parties with serious interest and ability, without subjecting all parties to the expense of submitting full tender responses at this early stage of the project;**
- (iii) **it will save Council the expense of running a request for tender and evaluating it at this early stage of the project.**

**AFFIRMATIVE**

Councillors:

Madsen

Milligan

Harding

Doyle

Kunzelmann

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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14. **PROCUREMENT: ORACLE FUSION MANAGED SERVICES**

This is a report seeking a resolution by Council to enter into a contract with Mastek Systems Pty Ltd for the provision of a Managed Service to support the Oracle Fusion Enterprise Resource Planning System post go live in December 2023.

This matter is required as officers seek Council resolution that the exception under section 230 of the *Local Government Regulation 2012* allows a local government to enter into medium and large contractual arrangements through the preparation and adoption of a Tender Consideration Plan.

A Tender Consideration Plan has been prepared, 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.

This report recommends that Council resolve to adopt the Tender Consideration Plan for the Oracle Fusion Managed Services and enter into a contract with Mastek Systems Pty Ltd for an initial term of one (1) year and two (2) further one (1) year extension options (1+1+1) for the estimated value of \$500,000.00 excluding GST if all extension options of the proposed contractual arrangement are exercised.

**RECOMMENDATION**

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:



- A. That pursuant to Section 230(1)(a) of the *Local Government Regulation 2012 (Regulation)*, Council resolve to prepare Tender Consideration Plan number 21687 for the provision of Oracle Fusion Managed Services.**
- B. That pursuant to Section 230(1)(b) of the *Local Government Regulation 2012 (Regulation)*, Council resolve to adopt Tender Consideration Plan number 21687 that was prepared for the provision of Oracle Fusion Managed Services as detailed in the report by the ICT Category Specialist dated 1 November 2023.**
- C. That in accordance with the Tender Consideration Plan, Council enter into a contractual arrangement with Mastek Systems Pty Ltd at an approximate purchase price of \$500,000 excluding GST over the entire term of one (1) year, with options for extension at the discretion of Council (as purchaser) of two (2) additional one (1) year terms.**

AFFIRMATIVE

Councillors:

Madsen

Milligan

Harding

Doyle

Kunzelmann

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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15. PROCUREMENT: SMARTYGRANTS RENEWAL

This is a report seeking a resolution by Council to continue contractual arrangement 16322 with Our Community Pty Ltd (Our Community) for access to SmartyGrants application that is utilised for Council's funding and support program.

This matter is required as officers seek Council resolution that the exception under section 235(b) of the Local Government Regulation 2012 applies to the specialised services provided by these operationally necessary products. The proprietary nature of the incumbent supplier's products means that there is only one supplier who is reasonably available to provide the required subscription to this product that is utilised by multiple Australian government agencies to manage grant funding, thereby rendering it more costly and disadvantageous to Council to tender for other software products.

A resolution of Council is sought to approve the continuation of the annual subscription for the system with Our Community for a term of up to three (3) years. This is an estimated total cost of approximately seventy-five thousand dollars (\$75,000) excluding GST if all three (3) additional years are subscribed.

RECOMMENDATION

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

- A. That pursuant to Section 235(b) of the *Local Government Regulation 2012 (Regulation)*, Council resolve that the exception applies because of the specialised AND/OR confidential nature of the services that are sought and it would be impractical and disadvantageous to invite quotes OR tenders for the provision of the SmartyGrants grants administration system.**
- B. That the contractual arrangement 16322 with Our Community Pty Ltd for the annual subscription to the SmartyGrants application be continued as required for up to three (3) years at an approximate purchase price of \$75,000 excluding GST.**

AFFIRMATIVE

Councillors:

Madsen

Milligan

Harding

Doyle

Kunzelmann

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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16. INVOLVE PROGRAM REPORT - NOVEMBER 2023

This is a report concerning the status of the iVolve Program and the Oracle Fusion project (the first project of the broader iVolve Program in the delivery phase).

RECOMMENDATION

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

**That the status report on the iVolve Program and the Oracle Fusion project be received and the contents noted.**

AFFIRMATIVE

Councillors:

Madsen

Milligan

Harding

Doyle

NEGATIVE

Councillors:

Nil

Kunzelmann

The motion was put and carried.

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**NOTICES OF MOTION**

Nil

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**MATTERS ARISING**

Nil

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**PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 10.31 am.

The meeting closed at 11.02 am.

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\*\*\* Refer Council Ordinary Meeting of 7 December 2023 for amendment

Doc ID No: A9085732

ITEM: 2

SUBJECT: ACQUISITION OF DRAINAGE EASEMENT FOR INF04308 - 13 PARCELL STREET,  
BRASSALL

AUTHOR: SENIOR PROPERTY OFFICER (ACQUISITIONS AND DISPOSALS)

DATE: 3 JANUARY 2024

### EXECUTIVE SUMMARY

This is a report concerning the acquisition of an easement for drainage purpose over Part of 13 Parcell Street, Brassall, more particularly described as part of Common Property of Brassall Grove Community Titles Scheme 19578. The drainage easement will facilitate stormwater drainage improvements through the 'Brassall Grove' unit complex.

### RECOMMENDATION

- A. That pursuant to Section 6(1) of the *Acquisition of Land Act 1967*, Council as "*constructing authority*" proceed to acquire an easement over land at 13 Parcell Street, Brassall QLD 4305, more particularly described as part of Common Property of Brassall Grove Community Titles Scheme 19578 (Council file reference number 6047), for drainage purpose.
- B. That in the first instance, the method of acquiring the subject easement will be by agreement with the affected person/s in accordance with Division 3, *Acquisition of Land Act 1967*; however, where agreement cannot be reached, or operational timeframes intervene, the method of acquiring the subject easement will be in accordance with Division 2, *Acquisition of Land Act 1967*.
- C. That Council be kept informed as to the progress and outcome of the acquisition.

### RELATED PARTIES

Body Corporate for Brassall Grove Community Titles Scheme 19578

There were no declarations of conflicts of interest.

### IFUTURE THEME

Vibrant and Growing

### PURPOSE OF REPORT/BACKGROUND

A recent flood study at the Brassall Grove unit complex in Brassall has identified the need for an additional drainage Easement within the common property. There are currently four (4) existing drainage Easements within the complex that service the underground drainage

infrastructure, however, an additional Easement is now required to facilitate an overland flow path.

The new drainage Easement will cover approximately 330m<sup>2</sup> of Common Property and will require the reshaping of the land as well as reprofiling the adjoining driveways and road to accommodate the desired flow path. Works will also include the installation of 'Warning' signage within the complex to notify residents of potential hazards associated with the overland flow path as surface flows will still be conveyed through the property during large storm events.

To facilitate the works and protect the long-term requirements of the overland flow path, it is Council's intention to formalise an Easement over the area. The Easement will be subject to a land valuation for compensation and will take into consideration the existing encumbrances on the title.

### **LEGAL IMPLICATIONS**

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

*Local Government Act 2009*

*Acquisition of Land Act 1967 (Qld)*

*Property Law Act 1974*

*Land Title Act 1994*

*Body Corporate and Community Management Act 1997*

### **POLICY IMPLICATIONS**

The matter of the report is consistent with Council's approved *Property Acquisition and Disposal Policy*.

### **RISK MANAGEMENT IMPLICATIONS**

The risk of not resolving to acquire the new Easement will result in Council not meeting requirements to mitigate the ongoing risk of flooding to units located within the Brassall Grove complex.

### **FINANCIAL/RESOURCE IMPLICATIONS**

Funding is currently available in the 2023-2024 FY budget for expenses relating to the acquisition of the Easement under the INF04308 project. Acquisition related expenses include payment of compensation to the Body Corporate, stamp duty and registration of a new survey plan and Easement documents with Titles Queensland.

Council will seek to acquire the new Easement by agreement with the Body Corporate, however, if an agreement cannot be reached and the Easements are resumed by compulsory acquisition, expenses relating to Land Court proceedings will also form part of the project budget.

## COMMUNITY AND OTHER CONSULTATION

In May 2021, Council’s Planning Officer consulted with Body Corporate representatives from Brassall Grove, regarding potential flood mitigation solutions for the unit complex. Discussion centred around the options considered and the feasibility of their implementation. Due to a number of constraints, namely cost and extent of works required, it was agreed by both parties that the Overland Flow Path option was the most suitable mitigation strategy.

Following the meeting, the Body Corporate Committee representatives confirmed (via email) acceptance to proceed with agreed mitigation strategy, with the understanding that the works would need to be secured within a formalised Easement.

Council officers met with representatives of the Body Corporate Committee in January 2024 to discuss the progress of the project.

## CONCLUSION

It is recommended that Council proceed with the compulsory acquisition of the Easement over part of land located at 13 Parcell Street, Brassall QLD 4305, as a “Constructing Authority” under the *Acquisition of Land Act 1967 (Qld)*.

In the first instance, Council will make all reasonable attempts to negotiate by agreement with the property owners, however if this is unsuccessful, Council will exercise its power under the *Acquisition of Land Act 1967* and make application to the relevant Minister for the Easement to be taken.

## HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
	<a href="https://objprd.council.ipswich.qld.gov.au/id:A9093905/document/versions/latest">https://objprd.council.ipswich.qld.gov.au/id:A9093905/document/versions/latest</a>
(a) What is the Act/Decision being made?	Acquisition of drainage easement over private property either by way of negotiated purchase or compulsory acquisition under the <i>Acquisition of Land Act 1967</i> .
(b) What human rights are affected?	No. The Body Corporate is not an individual and only individuals have human rights. End of assessment.
(c) How are the human rights limited?	N/A
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	N/A
(e) Conclusion	The decision is consistent with human rights.

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**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

	CONFIDENTIAL
1.	Title Search - Common Property of Brassall Grove Community Titles Scheme 19578
2.	Plan of Group Titles Scheme
3.	Proposed Acquisition Easement Plan

Bianca Gaudry

**SENIOR PROPERTY OFFICER (ACQUISITIONS AND DISPOSALS)**

I concur with the recommendations contained in this report.

Alicia Rieck

**PROPERTY SERVICES MANAGER**

I concur with the recommendations contained in this report.

Shasha Ingbritsen

**ACTING MANAGER LEGAL AND GOVERNANCE**

I concur with the recommendations contained in this report.

Talia Love-Linay

**ACTING GENERAL MANAGER (CORPORATE SERVICES)**

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Doc ID No: A9107157

ITEM: 3

SUBJECT: PROPOSED ACQUISITION OF LAND FOR INF04243 - INTERSECTION UPGRADE AT RIPLEY ROAD AND REIF STREET, FLINDERS VIEW

AUTHOR: SENIOR PROPERTY OFFICER (ACQUISITIONS AND DISPOSALS)

DATE: 2 JANUARY 2024

### EXECUTIVE SUMMARY

This is a report concerning the acquisition of two (2) parcels of land that adjoin the Ripley Road and Reif Street traffic intersection in Flinders View. The acquisition will facilitate the upgrade requirements to the intersection and accommodate Council infrastructure currently encroaching private property.

### RECOMMENDATION

- A. That pursuant to Section 5(1)(b)(i) of the *Acquisition of Land Act 1967*, Council as “constructing authority” proceed to acquire land at 87 Reif Street, Flinders View more particularly described as part of Lot 4 on RP118775 (Council file reference 6050), for road purpose.
- B. That in the first instance, the method of acquiring part of Lot 4 on RP118775 will be by agreement with the registered owner(s) in accordance with Division 3, *Acquisition of Land Act 1967*; however, if agreement cannot be reached, or operational timeframes intervene, the method of acquiring part of Lot 4 on RP118775 will be in accordance with Division 2, *Acquisition of Land Act 1967*.
- C. That Council resolve to acquire part of land located at 274 Ripley Road, Flinders View, more particularly described as part of Lot 6 on RP118775 (Council file reference 6049), for road purpose.
- D. That the method of acquiring part of Lot 6 on RP118775 shall be as a purchase by agreement with the registered owner(s) pursuant to the *Property Law Act 1974*.

### RELATED PARTIES

- The registered Landowner(s) of 274 Ripley Road, Flinders View
- The registered Landowner(s) of 87 Reif Street, Flinders View
- Department of Transport and Main Roads

There were no declarations of conflicts of interest.



## **IFUTURE THEME**

Vibrant and Growing

## **PURPOSE OF REPORT/BACKGROUND**

The *City of Ipswich Transport Plan (iGO)* identifies the need to upgrade the intersection of Ripley Road and Reif Street, Flinders View. The intersection forms part of a strategic link between the Ipswich CBD, the Cunningham Highway and Ipswich's southern suburbs.

At present, the intersection is experiencing capacity and operation issues due to the increase in traffic with the growth of southern suburbs. The works will include the creation of a dedicated slip land to the Cunningham Highway, easing the continuous flow of traffic and improving the safety of motorists and other road users. The acquisition requirement has been designed to minimise the impact on private property and public utility assets.

The project at this location will:

- Extend the departure lane on Ripley Road south to create a continuous left turn lane at the Ripley Road / Cunningham Highway northern roundabout.
- Widen the Ripley Road southern approach to provide a left turn lane to Reif Street.
- Reconfigure Reif Street western approach to one right turn lane and one combined through-left-right.

It has been identified that Council infrastructure (footpath and traffic signal controller), that forms part of the intersection, has been installed within the boundary of private property. The encroachment has been included in the area of acquisition for 87 Reif Street to address this issue and provide Council a legal right over the infrastructure.

## **LEGAL IMPLICATIONS**

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

*Local Government Act 2009*

*Acquisition of Land Act 1967 (Qld)*

*Property Law Act 1974*

*Land Title Act 1994*

## **POLICY IMPLICATIONS**

The matter of the report is consistent with Council's approved *Property Acquisition and Disposal Policy*.

## **RISK MANAGEMENT IMPLICATIONS**

The following key risks may apply to Council if these acquisitions are not completed:

1. Project Restrictions – Council do not currently have the area of land required to make the necessary upgrades to the intersection.

2. Reputational – Delays to the upgrade could pose a reputational risk to Council.
3. Council infrastructure is currently encroaching on private property which carries legal ownership and liability concerns.

### **FINANCIAL/RESOURCE IMPLICATIONS**

Funding for INF04243 is available in the 2023-2024 financial year. Acquisition related expenses will include independent valuation of land, surveying, payment of compensation (where applicable) to the Landowners, stamp duty and registration of new survey plans with Titles Queensland.

In relation to the acquisition of part of 87 Reif Street, Flinders View, Council will seek to acquire the land by agreement, however, if agreement cannot be reached and the land is resumed by compulsory acquisition, expenses relating to Land Court proceedings will also form part of the project budget.

In relation to the acquisition of part of 274 Ripley Road, Flinders View, it is Council's best practice to not compulsorily acquire land owned by the State of Queensland particularly given that Council's compulsory acquisition powers are granted to Council by the State.

### **COMMUNITY AND OTHER CONSULTATION**

The proposed design has been reviewed and agreed to at the 80% milestone stage by representatives of Council's Hydraulics, Transport and Traffic, City Maintenance, Construction and Stakeholder Engagement, as well as representatives from the Department of Transport and Main Roads.

In May 2023 a "What's Being Planned?" brochure was issued to residents of the Ripley Road and Reif Street local area to inform them of the project, the initial design stage, and a resource to locate further information and project updates.

Following on from the issuing of the brochure, Council officers have met with another adjoining landowner not impacted by a potential acquisition but to discuss their concerns raised with regard to the use of the adjoining State land.

In September 2023, Council officers met with the owner of 87 Reif Street to discuss the issue of the encroachments and the intersection upgrade project. The owner has expressed their concerns around liability relating to the infrastructure installed on their land and is eager for the acquisition process to commence.

### **CONCLUSION**

It is recommended that Council proceed with the acquisition of part of land located at 87 Reif Street, Flinders View, as a "Constructing Authority" under the *Acquisition of Land Act 1967 (ALA)*.

In the first instance, Council will seek to acquire by way of a negotiated agreement with the Landowner(s), however, if this is unsuccessful, Council will exercise its power as a

constructing authority under the ALA and make an application to the relevant Minister for the land to be taken.

If is further recommended that Council proceed with the purchase of part of 274 Ripley Road, Flinders View by agreement with the registered owner(s) pursuant to the *Property Law Act 1974*.

### HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS – <b>87 Reif Street, FLINDERS VIEW</b>	
OTHER DECISION	
(a) What is the Act/Decision being made?	Acquisition of land either by way of negotiated purchase or compulsory acquisition under the <i>Acquisition of Land Act 1967</i> .
(b) What human rights are affected?	Section 24 - Property Rights
(c) How are the human rights limited?	Acquiring land from a landowner can interfere with the registered owner's right to property.
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Council intends to take part of the current lot. It is considered that taking part of the land has less impact on the registered owner compared to the benefit to the community from the project for the larger community and key road infrastructure.
(e) Conclusion	The decision is consistent with human rights.

HUMAN RIGHTS IMPACTS – <b>274 Ripley Road, FLINDERS VIEW</b>	
OTHER DECISION	
(a) What is the Act/Decision being made?	Acquisition of land by way of negotiated purchase pursuant to the <i>Property Law Act 1974</i> .
(b) What human rights are affected?	The decision to acquire land will not affect human rights as the owner of the land is a government agency.  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.

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**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

	CONFIDENTIAL
1.	Title Search - 87 Reif Street, Flinders View
2.	Title Search - 274 Ripley Road, Flinders View
3.	Survey Plan RP118775
4.	Property Acquisition Plan
5.	Stakeholder Engagement - What's Being Planned

Bianca Gaudry

**SENIOR PROPERTY OFFICER (ACQUISITIONS AND DISPOSALS)**

I concur with the recommendations contained in this report.

Alicia Rieck

**PROPERTY SERVICES MANAGER**

I concur with the recommendations contained in this report.

Shasha Ingbritsen

**ACTING MANAGER LEGAL AND GOVERNANCE**

I concur with the recommendations contained in this report.

Talia Love-Linay

**ACTING GENERAL MANAGER (CORPORATE SERVICES)**

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Doc ID No: A9630467

ITEM: 4

SUBJECT: DISPOSAL OF SEWERAGE EASEMENTS TO URBAN UTILITIES FOR RACEVIEW  
SEWER UPGRADE PROJECT

AUTHOR: PROPERTY OFFICER

DATE: 3 JANUARY 2024

### EXECUTIVE SUMMARY

This is a report concerning the disposal of two (2) easements for sewerage purpose to Urban Utilities to facilitate the installation of new underground sewer pipe from Raceview to Ripley, as part of their Raceview Sewer Upgrade project.

### RECOMMENDATION/S

- A. That Council resolve pursuant to Section 236(2) of the *Local Government Regulation 2012* (the Regulation) that the exemption referred to in Section 236(1)(b)(i) of the Regulation applies for the disposal of interest in Part of Land at:**
- (i) 26 Kordan Boulevard, Raceview, more particularly described as Lot 999 on SP241645; and**
  - (ii) 51-53 Swanbank Road, Flinders View, more particularly described as Lot 2 on RP203690,**
- ("the Land"), by way of Easement agreements for sewerage purpose between Council and Urban Utilities.**
- B. That pursuant to Section 257(1)(b) of the *Local Government Act 2009* Council resolve to delegate the power to the Chief Executive Officer to be authorised to negotiate and finalise the terms of the proposed Easements as detailed in Recommendation A, for sewerage purpose.**

### RELATED PARTIES

Central SEQ Distributor-Retailer Authority trading as Urban Utilities (UU)

There is no declaration of conflicts of interest.

### IFUTURE THEME

Vibrant and Growing

## **PURPOSE OF REPORT/BACKGROUND**

To facilitate the rapid development in the Ripley Valley Township and Ripley Valley development areas, Urban Utilities (UU) have constructed a 2km gravity sewer pipeline from Ripley to Raceview.

The existing gravity sewer servicing the catchment and extending downstream through Raceview to the Bundamba Creek had inadequate capacity to cater for future development. The project involved trenching works within Ipswich City Council's (Council) Bremervale Park in Raceview and Council freehold land located at 51-53 Swanbank Road, Flinders View.

The new gravity sewer also traverses Council's Rourkes Park in Flinders View, however as this is a State-owned Reserve, the Easement was granted to UU by the Department of Resources, with 'in-principle' approval from Council, as Trustee of the Reserve.

## **LEGAL IMPLICATIONS**

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

*Local Government Act 2009*

*Local Government Regulation 2012*

*Land Title Act 1994*

## **POLICY IMPLICATIONS**

This report and the recommendations contained within are consistent with the *Property Acquisition and Disposal Policy*.

## **RISK MANAGEMENT IMPLICATIONS**

The sewerage easements will ensure the proper disposal of wastewater.

## **FINANCIAL/RESOURCE IMPLICATIONS**

All costs associated with the establishment of the new easement will be at the expense of Urban Utilities, including the registration of documents with Titles Queensland.

## **COMMUNITY AND OTHER CONSULTATION**

Internal consultation has occurred between the Open Space, Facilities, Road Corridor Management and Property Services Teams. Liaison between Council officers and UU contractors occurred to discuss the location and requirements of both sewerage Easements.

The proposed Easement are supported by stakeholders involved in the project, both internally and externally, and 'in-principle' approval has been provided to UU for their area and location – endorsed by Council's then (2020) General Manager of Infrastructure and Environment Department.













**CONCLUSION**

It is recommended that Council support the disposal of the proposed Easement for sewerage purpose to UU, located on part of land at 26 Kordan Boulevard, Raceview, and on part of land at 51-53 Swanbank Road, Flinders View. It is further recommended that there be NIL consideration for compensation to Council for these interests.

**HUMAN RIGHTS IMPLICATIONS**

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Disposal of interest in parts of land for two (2) sewerage Easements.
(b) What human rights are affected?	Central SEQ Distributor-Retailer Authority (trading as Urban Utilities) is a business and does not have 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.

**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Title Search - Lot 999 on SP241645 - 26 Kordan Blvd, Raceview <a href="#"></a> <a href="#"></a>
2.	Title Search - Lot 2 on RP203690 - 51-53 Swanbank Road, Flinders View <a href="#"></a> <a href="#"></a>
3.	Survey Plan - Easement J - 26 Kordan Blvd, Raceview <a href="#"></a> <a href="#"></a>
4.	Survey Plan - Easement E - 51-53 Swanbank Road, Flinders View <a href="#"></a> <a href="#"></a>
5.	DRAFT Easement Document - Easement J - 26 Kordan Blvd, Raceview <a href="#"></a> <a href="#"></a>
6.	DRAFT Easement Document - Easement E - 51-53 Swanbank Road, Flinders View <a href="#"></a> <a href="#"></a>

Judi Howard  
**PROPERTY OFFICER**

I concur with the recommendations contained in this report.

Alicia Rieck  
**PROPERTY SERVICES MANAGER**

I concur with the recommendations contained in this report.

Shasha Ingbritsen

**ACTING MANAGER LEGAL AND GOVERNANCE**

I concur with the recommendations contained in this report.

Talia Love-Linay

**ACTING GENERAL MANAGER (CORPORATE SERVICES)**

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INTERNAL CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 20/11/2023 14:29

Title Reference: 50867366

Date Created: 12/12/2011

Previous Title: 50809479

REGISTERED OWNER

Dealing No: 715352791 08/10/2013

IPSWICH CITY COUNCIL TRUSTEE  
UNDER INSTRUMENT 715352791

ESTATE AND LAND

Estate in Fee Simple

LOT 999 SURVEY PLAN 241645  
Local Government: IPSWICH

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 19507032 (POR 223)  
Deed of Grant No. 19507033 (POR 224)
2. EASEMENT IN GROSS No 602495109 (J83729) 11/03/1987  
BURDENING THE LAND  
TO COUNCIL OF THE CITY OF IPSWICH  
OVER EASEMENT A ON RP182253  
Lodged at 00:00 on 11/03/1987 Recorded at 00:00 on 29/04/1987

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

1/5/24, 12:01 PM

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INTERNAL CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 05/01/2024 12:01

Title Reference: 16973152

Date Created: 26/11/1986

Previous Title: 15448124

REGISTERED OWNER

Dealing No: 704124672 22/06/2000

IPSWICH CITY COUNCIL

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 203690  
Local Government: IPSWICH

For depth restrictions refer to Plan RP 203690

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 19507051 (POR 215)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Corrections have occurred - Refer to Historical Search

\*\* End of Current Title Search \*\*





















































Doc ID No: A9767441

ITEM: 5

SUBJECT: PROCUREMENT - SINGLE SOURCE PURCHASE OF ARTWORK FOR IPSWICH ART GALLERY

AUTHOR: DIRECTOR, IPSWICH ART GALLERY

DATE: 15 JANUARY 2024

### EXECUTIVE SUMMARY

This is a report seeking a resolution by Council to purchase an artwork for the Ipswich Art Gallery valued at \$28,000.

A Council resolution that the exception under section 235(a) of the *Local Government Regulation 2012* applies to this purchase as there is only one supplier who is reasonably available to supply this artwork being the artist's own commercial art gallery, Neon Parc.

The proposed artwork is *Binary Star* by Australian artist Paul Knight.

### RECOMMENDATION

- A. That pursuant to Section 235(a) of the *Local Government Regulation 2012* (Regulation), Council resolves that the exception applies as it is satisfied that there is only one supplier who is reasonably available for the provision of this artwork for the Ipswich Art Gallery.
- A. That Council approve the purchase of the artwork by Australian artist Paul Knight through his commercial art gallery, Neon Parc in accordance with the above exemption for a purchase price of \$28,000 (incl GST)

### RELATED PARTIES

There are no discernible related party conflicts of interest associated with the report or its recommendation.

### IFUTURE THEME

Safe, Inclusive and Creative

### PURPOSE OF REPORT/BACKGROUND

The proposed artwork is being offered through the artist's commercial art gallery, Neon Parc, with a sale price of \$28,000 (incl GST). This exceeds the procurement threshold of \$15,000 which requires three quotes or a Council resolution seeking exemption from this

process. As three quotes for a unique artwork cannot be obtained, a resolution under the exception is sought.

### LEGAL IMPLICATIONS

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

*Local Government Regulation 2012*

*Local Government Act 2009*

### POLICY IMPLICATIONS

### RISK MANAGEMENT IMPLICATIONS

There are no immediate risk management implications for the acquisition of this artwork.

### FINANCIAL/RESOURCE IMPLICATIONS

The acquisition of the artwork falls within Ipswich Art Gallery's 2023-2024 budget allocation for Artwork Acquisition.

### COMMUNITY AND OTHER CONSULTATION

There were no immediate community consultation requirements for the proposed procurement of this artwork.

### CONCLUSION



Ipswich Art Gallery has proposed to purchase the artwork *Binary Star* by Australian artist Paul Knight through his commercial art gallery, Neon Parc, with a sale price of \$28,000 (incl GST). This exceeds the procurement threshold of \$15,000 which requires three quotes or a Council resolution that the exception under section 235(a) of the *Local Government Regulation 2012* applies.

### HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	That Council approves the purchase artwork acquisition of Binary Star by artist Paul Knight, with a value of \$28,000.
(b) What human rights are affected?	No human rights are affected by this decision because the acquisition of the proposed artwork in the Collection 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	Not applicable

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

**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Acquisition checklist - Paul Knight Binary Star  
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Claire Sourgnes  
**DIRECTOR, IPSWICH ART GALLERY**

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**

I concur with the recommendations contained in this report.

Matt Smith  
**GENERAL MANAGER, CORPORATE SERVICES**

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Doc ID No: A9800180

ITEM: 6  
SUBJECT: REVISED MEETING CONDUCT POLICY  
AUTHOR: MANAGER, EXECUTIVE SERVICES  
DATE: 22 JANUARY 2024

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### **EXECUTIVE SUMMARY**

This is a report concerning a revision of the Meeting Conduct Policy as a result of the Local Government (Councillor Conduct) and Other Legislation Amendment Bill 2023 of November 2023.

### **RECOMMENDATION**

**That the revised policy titled 'Meeting Conduct Policy' as detailed in Attachment 5, be adopted.**

### **RELATED PARTIES**

Councillors

### **IFUTURE THEME**

A Trusted and Leading Organisation

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

The Local Government (Councillor Conduct) and Other Legislation Amendment Bill 2023 came into effect in November 2023. As a result, the Department of Housing, Local Government, Planning and Public Works (Department) has advised of updated model meeting procedures which guide Council's best practice.

The Model Meeting Procedures override any previous policy in place and therefore it is prudent that Council update its policies as soon as possible.

### **LEGAL IMPLICATIONS**

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

*Local Government Act 2009*

*Local Government Regulation 2012*

## **POLICY IMPLICATIONS**

*Ipswich City Council Meeting Conduct Policy*  
*Ipswich City Council Meeting Procedures Policy*  
*Ipswich City Council Investigations Policy*

## **RISK MANAGEMENT IMPLICATIONS**

With the introduction of the revised *Local Government Act 2009* and the related model meeting procedures, this change is required to ensure Council continues to operate in a compliant way.

A local government must either adopt the model meeting procedures or adopt its own procedures for the conduct of its meetings, standing and advisory committee meetings. Where a council has chosen to adopt their own procedures, they must be consistent with the model meeting procedures and where there is any inconsistency, then the local government is taken to have adopted the model meeting procedures to the extent of the inconsistency.

As a result of this, it was deemed prudent to provide a consolidated view of the revised Council policy as soon as practical.

As Ipswich City Council will be in caretaker period when this matter is considered, the changes are limited to those directly related to the amended model meeting procedures. It is not recommended to consider or make any additional changes, particularly if significant, at this time.

## **FINANCIAL/RESOURCE IMPLICATIONS**

There are no financial or resource implications associated with this report.

## **COMMUNITY AND OTHER CONSULTATION**

The Mayor, Deputy Mayor and Councillors have been advised of the amendments to the Model Meeting Procedures through previous correspondence.






## **CONCLUSION**

The Local Government (Councillor Conduct) and Other Legislation Amendment Bill 2023 came into effect in November 2023 and the Model Meeting Procedures supplied by the Department were updated to reflect the changes. As a result, Council has updated its Meeting Conduct Policy to reflect these changes.

**HUMAN RIGHTS IMPLICATIONS**

HUMAN RIGHTS IMPACTS	
<b>OTHER DECISION</b>	
(a) What is the Act/Decision being made?	Proposed adoption of revised policy.
(b) What human rights are affected?	N/A
(c) How are the human rights limited?	N/A
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	N/A
(e) Conclusion	The decision is consistent with human rights.

**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Letter from Department of Housing, Local Government, Planning and Public Works <a href="#">↓</a> 
2.	Model Meeting Procedures revised November 2023 <a href="#">↓</a> 
3.	Meeting Conduct Policy - current <a href="#">↓</a> 
4.	Meeting Conduct Policy - track changes <a href="#">↓</a> 
5.	Meeting Conduct Policy - clean <a href="#">↓</a> 

Wade Wilson  
**MANAGER, EXECUTIVE SERVICES**

I concur with the recommendations contained in this report.

Sonia Cooper  
**CHIEF EXECUTIVE OFFICER**

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Doc ID No: A9612075

ITEM: 7  
SUBJECT: WORKING WITH CHILDREN POLICY  
AUTHOR: PEOPLE SERVICES MANAGER  
DATE: 16 NOVEMBER 2023

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### **EXECUTIVE SUMMARY**

This is a report concerning the four (4) year review of the Working with Children Policy which must be undertaken to ensure that legislative amendments are adopted by Council.

### **RECOMMENDATION/S**

**That the revised Working with Children Policy as detailed in Attachment 3 be adopted.**

### **RELATED PARTIES**

Blue Card Services – Queensland Government.

There are no declaration of conflicts of interest.

### **IFUTURE THEME**

A Trusted and Leading Organisation

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

The Working with Children Policy has a requirement to be reviewed on a four (4) yearly basis to ensure that Council maintains its compliance with the national principles of Child Safe Organisations and takes into consideration any amendments to the principles.

In addition, the Working with Children (Risk Management and Screen) Act and Regulations are to be reviewed annually to ensure that there have been no legislative changes.

If legislative changes have been made, they must be incorporated into the Working with Children Policy. The Policy has now been reviewed, legal advice sought, and amended to include two (2) additional principles:

- Implementation of the national child safe principles is regularly reviewed and improved, and



- Policies and procedures document how the organisation is safe for children and young people.

### **LEGAL IMPLICATIONS**

### **POLICY IMPLICATIONS**

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

### **RISK MANAGEMENT IMPLICATIONS**

The risk of not approving the amended Working with Children Policy would result in Council not being compliant with the national principles of Child Safe Organisations or the identified legislation.

### **FINANCIAL/RESOURCE IMPLICATIONS**

There are no budget implications.

### **COMMUNITY AND OTHER CONSULTATION**

Consultation has occurred with the key stakeholders as identified in the Working with Children Policy:

- People and Culture Branch – agree with the recommended amendments
- Community and Cultural Services Branch – agree with the recommended amendments
- Library and Customer Services Branch – agree with the recommended amendments
- Legal Services – LEX 23-8047

### **CONCLUSION**

A review of the Working with Children Policy has been undertaken and advice has been sought from Legal Services relating to the legislation aligned with this policy. Consultation has taken place with internal key stakeholders who have supported the proposed amendments to the Policy.




### **HUMAN RIGHTS IMPLICATIONS**

HUMAN RIGHTS IMPACTS
<b>NON-DISCRETIONARY DECISION</b>
Recommendation states that Council adopt the revised Working with Children Policy. Council has no ability to act differently and must be consistent with the legislative provisions of: <i>Working with Children (Risk Management and Screening) Act 2000</i> <i>Working with Children (Risk Management and Screening) Regulations 2020</i>

Therefore, while the proposed decision may not be compatible with human rights, Council’s decision will not be unlawful under the *Human Rights Act 2019* (Qld).

Link to Human Rights  
Impact Assessment  
Checklist in Objective

**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

- |    |  |
|----|--|
| 1. | Working with Children Policy - current <a href="#">↓</a>          |
| 2. | Working with Children Policy - tracked Changes <a href="#">↓</a>  |
| 3. | Working with Children Policy - clean copy <a href="#">↓</a>       |

Linda Clem  
**PEOPLE SERVICES MANAGER**

I concur with the recommendations contained in this report.

Talia Love-Linay  
**ACTING GENERAL MANAGER (CORPORATE SERVICES)**

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Doc ID No: A9722495

ITEM: 8

SUBJECT: QUARTERLY REPORT TO THE DEPARTMENT OF HOUSING, LOCAL GOVERNMENT, PLANNING AND PUBLIC WORKS

AUTHOR: ENTERPRISE PROGRAM MANAGEMENT OFFICE MANAGER

DATE: 8 JANUARY 2024

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### **EXECUTIVE SUMMARY**

This is a report concerning a request from the former Director-General, Department of State Development, Infrastructure, Local Government and Planning for Council to provide a series of quarterly reports.

This report is for the October to December 2023 quarter and is reflective of the scope requested by the then Director-General in June 2022.

Following a Machinery of Government change the report will now be provided to the Director-General, Department of Housing, Local Government, Planning and Public Works.

### **RECOMMENDATION/S**

**That Council approve the draft letter to the Director-General, Department Housing, Local Government, Planning and Public Works containing the quarterly report for October to December 2023 as set out in Attachment 1.**

### **RELATED PARTIES**

There are no potential, perceived or actual conflicts of interest to disclose.

### **IFUTURE THEME**

A Trusted and Leading Organisation

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

The draft letter included as Attachment 1 to this report, is for the October to December 2023 quarter and is reflective of the revised scope requested by the then Director-General in June 2022, focussing on the following matters:

- any significant changes to governance policies and processes and the rationale for such changes;
- any significant issues relating to senior staff changes; and



- any issues which may identify corruption risks.

Following a recent Machinery of Government change the report will now be forwarded to the Director-General, Housing, Local Government, Planning and Public Works.

### **LEGAL/POLICY IMPLICATIONS**

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

*Public Sector Ethics Act 2004*

*Industrial Relations Act 2016*

*Crime and Corruption Act 2001*

### **RISK MANAGEMENT IMPLICATIONS**

There continues to be significant investment in good corporate governance and risk management. Council has implemented an Enterprise Risk Management Framework and has developed and is implementing a Five-Year Risk Maturity Roadmap to continue to mature its approach to identifying and managing risks.

### **FINANCIAL/RESOURCE IMPLICATIONS**

The collation of the quarterly report has been undertaken by the Enterprise Program Management Office (ePMO) of Council within the existing resource allocation and has been given priority over other responsibilities given the legislative obligation. All future performance reports will continue to be coordinated by the ePMO up until the next quadrennial election in March 2024.

### **COMMUNITY AND OTHER CONSULTATION**

The quarterly report has been coordinated by the ePMO with input and content verified by the relevant Council officers.


### **CONCLUSION**

This quarterly report for the period October to December 2023 represents Council's compliance with the requested continuation of a revised reporting requirement through to March 2024.

### **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.	DG Letter - DRAFT Cover Letter, October to December 2023 <a href="#">↓</a> 
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Maree Walker  
**ENTERPRISE PROGRAM MANAGEMENT OFFICE MANAGER**

I concur with the recommendations contained in this report.

Haiden Taylor  
**ANIMAL MANAGEMENT AND BIOSECURITY MANAGER**

I concur with the recommendations contained in this report.

Sonia Cooper  
**CHIEF EXECUTIVE OFFICER**

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Doc ID No: A9644647

ITEM: 9  
SUBJECT: CONCESSION FOR GENERAL RATES - 2 JOFFRE STREET, BOOVAL QLD 4304  
AUTHOR: TREASURY ACCOUNTING MANAGER  
DATE: 27 NOVEMBER 2023

---

### EXECUTIVE SUMMARY

This is a report concerning a request for a concession for general rates from Ozcare for 2 Joffre Street, BOOVAL QLD 4304.

### RECOMMENDATION/S

**That having satisfied the criteria in s120 of the of the *Local Government Regulation 2012*, as well as the Rates Concession Policy, the property at 2 Joffre Street, BOOVAL QLD 4304, be granted a 100% concession on the differential general rate from the 24 October 2023, being the date of application.**

### RELATED PARTIES

Councillors and Senior Managers should consider Ozcare and the St Vincent de Paul Society Queensland, for the purposes of related party disclosures

### IFUTURE THEME

A Trusted and Leading Organisation

### PURPOSE OF REPORT/BACKGROUND

Council's Rates Concession Policy allows for a 100% concession for general rates on properties that meet the criteria outlined in the policy.

Ozcare have requested a concession for general rates on 2 Joffre Street, BOOVAL QLD 4304 as listed in the recommendation of this report. Ozcare are a registered Charity that provides a range of health care services in Queensland. These services include provision of in-home care and the operation of various aged care facilities, retirement villages and respite centres.

For the purposes of granting concession, Council officers are satisfied the property is being used for an eligible purpose. The activities undertaken on the property are considered to contribute to 'The relief of those in need by reason of youth, age, ill-health, disability, financial hardship or other disadvantage', accordingly the property is considered eligible to be granted a rates concession.

**LEGAL IMPLICATIONS**

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

**POLICY IMPLICATIONS**

This report and its recommendations are consistent with the Rates Concession Policy

**RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report

**FINANCIAL/RESOURCE IMPLICATIONS**

Granting of this 100% concession will result in a reduction of general rates revenue of approximately \$18,902 per annum

**COMMUNITY AND OTHER CONSULTATION**

The contents of this report did not require any community consultation

**CONCLUSION**

Ozcare being the owner of 2 Joffre Street, BOOVAL QLD 4304, satisfy the requirements of the Rates Concession Policy as an eligible property owner. Further, the property is being used for purposes that are consistent with the requirements of the Rates Concession Policy, to be eligible for a 100% concession for general rates. The application of the Rates Concession Policy in this instance is consistent with Revenue Policy and the Budget and Rating Resolutions

**HUMAN RIGHTS IMPLICATIONS**

<b>HUMAN RIGHTS IMPACTS</b>	
<b>OTHER DECISION</b>	
(a) What is the Act/Decision being made?	The recommendation proposes a granting of 100% Council remission on the property at 2 Joffre Street, BOOVAL QLD 4304
(b) What human rights are affected?	No human rights are affected by this decision.
(c) How are the human rights limited?	Not Applicable
(d) Is there a good reason for limiting the relevant rights?	Not Applicable

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

**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	CONFIDENTIAL Rates Concession Request
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Paul Mollenhauer  
**TREASURY ACCOUNTING MANAGER**

I concur with the recommendations contained in this report.

Jeffrey Keech  
**CHIEF FINANCIAL OFFICER**

I concur with the recommendations contained in this report.

Matt Smith  
**GENERAL MANAGER CORPORATE SERVICES**

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Doc ID No: A9806102

ITEM: 10  
SUBJECT: MONTHLY FINANCIAL PERFORMANCE REPORT - DECEMBER 2023  
AUTHOR: SENIOR BUSINESS ACCOUNTING ANALYST  
DATE: 22 JANUARY 2024

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### EXECUTIVE SUMMARY

This is a report concerning Council's financial performance for the period ending 31 December 2023, submitted in accordance with section 204 of the *Local Government Regulation 2012*.

### RECOMMENDATION/S

**That the report on Council's financial performance for the period ending 31 December 2023, submitted in accordance with section 204 of the *Local Government Regulation 2012*, be considered and noted by Council.**

### RELATED PARTIES

Not applicable.

### IFUTURE THEME

A Trusted and Leading Organisation

### PURPOSE OF REPORT/BACKGROUND

This report outlines the financial results for Ipswich City Council as at 31 December 2023.

The total net result (including capital revenue) for Ipswich City Council as at 31 December 2023 is \$76.3 million compared to the year to date (YTD) budget of \$64.1 million.

Council's YTD operating deficit (excluding capital revenue) is approximately \$7.0 million compared to the YTD budget deficit of \$7.9 million.

Overall, capital expenditure including the Nicholas Street Redevelopment but excluding the flood buy-back is below budget by \$17.5 million. Asset donations as at 31 December 2023 are \$7.2 million below the YTD budget.



### *Revenue*

Operating revenue is \$6.9 million (3.8%) ahead of the YTD budget, primarily due to higher than budgeted general rate revenue and interest revenue.

Rates and utilities revenue is ahead of budget by \$1.8 million, resulting from residential growth being slightly higher than forecast and adjustments due to valuation objections, being lower than anticipated.

Year-to-date fees and charges revenue continues to track above budget, with the favourable variances relating to facilities hire, roads and transport fees and property search fees. Town planning and development fees, which have been tracking above budget for most of the year, are now under budget due to the timing of when fees have been received.

Grants revenue is ahead of budget by \$24.5 million primarily due to the timing of Voluntary Home Buy Back home purchases.

Other revenue above budget is primarily due to additional interest revenue of \$2.6 million.

### *Expenses*

Overall operating expenses are approximately \$6.1 million over the YTD budget primarily due to depreciation being \$4.8 million over budget.

Employee expenses including labour contracts is over budget by \$3.1 million largely a result of less annual leave taken than budget, and greater than budgeted use of labour contracts. Overtime is also higher than budget YTD, and in December there was a large increase which is attributable to the greater than expected mowing and clean up after the storm event in mid-December.

Materials and services (excluding labour contracts) is under budget by \$921k. The variance is primarily due to delays in the recognition of expenditure in December due to the commencement of new finance and procurement system, Oracle Fusion. It is expected that the recognition of expenses will return to normal over the next few months.

Even though material and services expenditure recognised is under budget, it is expected that the underlying expenditure incurred remains to be higher than budget. This is predominantly in the areas fleet maintenance and fuel costs, greater than budgeted spend on utilities, and greater spending on condition assessments. These overspends are partially offset by underspend in the Nicholas Street Precinct.

Depreciation is over budget by \$4.8 million YTD as a result of asset revaluations processed in the 2022-2023 financial year.

### *Capital Expenditure*

The total YTD capital expenditure (including the Nicholas Street Redevelopment and excluding home buy back) is \$96.7 million compared to the YTD budget of \$114.2 million.

The Nicholas Street Precinct Redevelopment is under budget by approximately \$18.3 million due to the resequencing of the construction program and some variations.

Asset and Infrastructure Services December YTD capital expenditure (excluding voluntary home buy back and flood recovery) is \$49.1 million compared to budget of \$40.4 million. Carry-over spending and variations have resulted in asset rehabilitation being overspent, and has also resulted in parks, sports and environment being overspent.

Environment and Sustainability is overspent by \$2.2 million mainly due to the Legacy Landfill Site project.

Both Asset and Infrastructure Services and Environment and Sustainability Departments are forecasting expenditure in the current financial year exceeding 2023-24 budgets due to carry over projects and continued cost escalation pressures. Programs and forecast expenditure are currently under review, to determine relevant actions to address.

#### *Cash Balances*

Council's cash and cash equivalents balance as at 31 December 2023 was \$172.9 million. The actual cash balance includes \$11.5 million of funds related to the Voluntary Home Buy-Back program.

### **LEGAL IMPLICATIONS**

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

### **POLICY IMPLICATIONS**

Council's financial position is managed in accordance with the Financial Management Policy.

### **RISK MANAGEMENT IMPLICATIONS**

Even though the operating result of a \$7.0 million deficit against a budgeted deficit of \$7.8 million is favourable, it is important to note that employee expenses is \$3.1 million greater than budget and materials and services has trended above budget for the majority of the financial year. These cost escalation pressures in these areas will continue to occur in all areas of council and these will continue to be monitored.

The higher depreciation expense, whilst a non-cash expense will also continue to be worked through, and the remaining useful lives of assets reviewed.

Work is ongoing in relation to the capital project forecasts and funding implications associated with capital projects carried over and cost escalation pressures impacting the current 2023-2024 capital budget.

### **FINANCIAL/RESOURCE IMPLICATIONS**

There are no specific implications as a result of this report.

## COMMUNITY AND OTHER CONSULTATION

The contents of this report did not require any community consultation. Analysis and explanations of the variances are undertaken in conjunction with the various departments.


## CONCLUSION

Regular reporting and monitoring of expenditure will continue during the financial year as part of Council's regular governance and reporting process.

## 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.	Monthly Financial Performance Report - December 2023 <a href="#">↓</a> 
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Peta Galland  
**SENIOR BUSINESS ACCOUNTING ANALYST**

I concur with the recommendations contained in this report.

Jeffrey Keech  
**CHIEF FINANCIAL OFFICER**

I concur with the recommendations contained in this report.

Matt Smith  
**GENERAL MANAGER, CORPORATE SERVICES**

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