



City of  
**Ipswich**

## **AGENDA**

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### **INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE**

Tuesday, 13 August 2024  
9.00 am

Council Chambers, Level 8  
1 Nicholas Street, Ipswich

<b><u>MEMBERS OF THE INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE</u></b>	
Councillor Andrew Antoniolli <b>(Chairperson)</b> Councillor Paul Tully <b>(Deputy Chairperson)</b>	Mayor Teresa Harding Deputy Mayor Nicole Jonic Councillor David Cullen Councillor Jim Madden



## INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE AGENDA

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\*\* Item includes confidential papers

**INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2024(03)**

**13 AUGUST 2024**

AGENDA

**WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY**

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

**BUSINESS OUTSTANDING**

1. **REPONSE TO NOTICE OF MOTION - INCLUSION OF PLAQUES FOR DOGS AT DOG PARKS**

This is a report concerning a response to a Notice of Motion submitted by Councillor Jacob Madsen at the Council Ordinary Meeting held on 26 October 2023, requesting that Council widen the scope of the Public Monuments and Memorials Policy to include plaques for dogs at dog parks.

**RECOMMENDATION**

- A. That the report be received and the contents noted.
- B. That Council does not permit the memorialising/commemorating of domestic pets and animals on Council-owned or managed land.
- C. That the Public Monuments and Memorials Policy and Personal Tributes in Council Open Space and Road Network Policy remain unchanged and continue to solely recognise people, groups, places, and events of significance to the Ipswich region.

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2. **RESPONSE TO NOTICE OF MOTION: INTERSECTION OF REDBANK PLAINS ROAD AND GREENWOOD VILLAGE ROAD, REDBANK PLAINS**

This is a report concerning a response to a Notice of Motion submitted by Councillor Jacob Madsen at the Council Ordinary Meeting held on 25 July 2024. Councillor Madsen requested a report be provided to the next Infrastructure, Planning and Assets Committee regarding a proposal to deliver the Greenwood Village Road / Redbank Plains Road intersection upgrade as its own project, ahead of Redbank Plains Road Stage 4 (which currently is to include the works).

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**RECOMMENDATION**

- A. That Council note the contents of this report.
- B. That Council proceed with the planning, design and construction of the ultimate works for Redbank Plains Road Stage 4 in accordance with current timelines.
- C. That Council note that movement restriction works will likely be undertaken by development activity in the area.

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**CONFIRMATION OF MINUTES**

- 3. CONFIRMATION OF MINUTES OF THE INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2024(02) OF 16 JULY 2024

**RECOMMENDATION**

That the minutes of the Infrastructure, Planning and Assets Committee held on 16 July 2024 be confirmed.

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**OFFICERS' REPORTS**

- 4. PROVISIONAL PROJECTS APPROVAL

This is a report seeking Council consideration of, and capital funding for, the Provisional Projects listed in this report.

The project has been suggested by the Division 2 Councillors for assessment against the Capital Investment in Provisional Projects Policy.

The project noted in this report has been assessed by the Asset and Infrastructure Services Department and is considered consistent with the policy and is tabled for consideration by Council to progress.

**RECOMMENDATION**

That Council approve the Provisional Project listed below, in accordance with the Capital Investment in Provisional Projects Policy, allowing it to progress for design and construction:

- 1. Division 2 – Installation of an electronic solar powered Speed Awareness Sign in Summit Drive, Springfield Lakes \$20,000

5. CABLE THEFT ACROSS THE LGA

This is a report concerning copper cable theft across the local government area (LGA) and actions taken to reduce thefts.

RECOMMENDATION

That Council note the efforts taken by Council employees to minimise the theft of copper cable.

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6. ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY REPORT JUNE 2024

This is a report concerning the performance of the capital delivery by the Asset and Infrastructure Services Department for the month of June 2024.

RECOMMENDATION

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

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7. DEVELOPMENT APPLICATION RECOMMENDATION 2129/2023/MCU - MATERIAL CHANGE OF USE - INTENSIVE ANIMAL HUSBANDRY (GREYHOUND DOG BREEDING AND TRAINING FACILITY)

This is a report concerning an application seeking approval for a Material Change of Use – Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility) at 763 Ipswich Boonah Road, Purga.

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 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.

RECOMMENDATION

That Council approve Development Application No. 2129/2023/MCU, being the Material Change of Use for Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility), subject to conditions as contained in Attachment 1 of this report.

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8. PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

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

RECOMMENDATION

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

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9. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 28 June 2024 to 29 July 2024.

RECOMMENDATION

That the Exercise of Delegation report for the period 28 June 2024 to 29 July 2024 be received and the contents noted.

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NOTICES OF MOTION

MATTERS ARISING

Doc ID No: A9824856

ITEM: 1

SUBJECT: RESPONSE TO NOTICE OF MOTION - INCLUSION OF PLAQUES FOR DOGS AT DOG PARKS

AUTHOR: TEAM LEAD (OPEN SPACE AND FACILITIES)

DATE: 20 JUNE 2024

This is a report concerning a response to a Notice of Motion submitted by Councillor Jacob Madsen at the Council Ordinary Meeting held on 26 October 2023, requesting that Council widen the scope of the Public Monuments and Memorials Policy to include plaques for dogs at dog parks.

#### RECOMMENDATIONS

- A. That the report be received and the contents noted.
- B. That Council does not permit the memorialising/commemorating of domestic pets and animals on Council-owned or managed land.
- C. That the Public Monuments and Memorials Policy and Personal Tributes in Council Open Space and Road Network Policy remain unchanged and continue to solely recognise people, groups, places, and events of significance to the Ipswich region.

#### RELATED PARTIES

There was no declaration of conflicts of interest

#### IFUTURE THEME

Vibrant and Growing

#### PURPOSE OF REPORT/BACKGROUND

At Councils Ordinary Meeting on 26 October 2023, Councillor Jacob Madsen submitted a Notice of Motion (Refer to Item 17.1 of the Council Ordinary Meeting) concerning the inclusion of plaques for dogs at dog parks. The motion submitted was *That Council widen the scope of the Public Monuments and Memorials Policy to include plaques for dogs at dog parks.*

In response to the Notice of Motion, a review and analysis has been undertaken of Council's Personal Tributes within Council's Open Space and Road Network Policy and Public

Monuments and Memorials Policy. A benchmarking review and analysis against other Local Government Areas (LGA) with regard to plaques for domestic animals was also undertaken.

The key findings of this review are:

Personal Tributes within Council's Open Space and Road Network Policy:

The policy statement for Councils Personal Tributes within Open Space and Road Network (PTOSRN) Policy states;

*It is Council's general policy that no memorial naming (excluding war memorials or plaques) will be allowed on any park infrastructure within its open space and road network.*

*Council does not encourage the installation of personal tribute plaques within its public open space and road network. Council will consider requests for the installation of personal tribute plaques on public infrastructure, subject to adherence with specific guidelines.*

The premise of this statement is to discourage and /or limit the duplication of the commemorative functions of cemeteries within Council's open space and road network.

The PTOSRN policy primarily focuses on personal tribute plaques for individuals, with clear references to "Persons". Section 1.5 Assessment of applications of the PTOSRN policy states;

*Council will give due consideration to every proposal to install a personal tribute within Council's open space or road network. However, approval of a proposal to install a personal tribute is only likely to be given in instances where Council is satisfied that the proposal meets the following criteria: ·*

- *Is in accordance with the Guidelines for the Consideration of Suitable Persons (appendix 1); ·*
- *Is accepted by the nominee or related persons (where applicable);*
- *Stands assessment and diligence searches conducted by Council; ·*
- *Is accepted by, or within, the community (where applicable)*

On the basis that aforementioned assessment criteria relates to "Persons", a personal tribute to a domestic pet or animal cannot be assessed or approved via the PTOSRN policy.

Public Monuments and Memorial Policy:

The guidelines and criteria for this policy are centred only on recognising people, groups, places, and events of significance to the Ipswich region. Requests for plaques for animals or pets cannot be approved under the current requirements.

Council assesses applications based on the significance of local people, groups, places, events or war/mining heritage in Ipswich. Priority is given to those of citywide, State, or

National significance. Location options for public monuments and memorials must be suitable for reflection or community gathering, and strong community support, along with a commitment to ongoing community engagement.

### Benchmarking with other Local Government Areas (LGA)

A benchmark assessment has been undertaken at a national level of Memorial Policies and procedures from the following thirteen LGA's:

- Noosa Shire Council (Queensland)
- Cairns Regional Council (Queensland)
- Gladstone Regional Council (Queensland)
- Fraser Coast Regional Council (Queensland)
- Redlands City Council (Queensland)
- Moreton Bay Regional Council (Queensland)
- Monash City Council (Victoria)
- Kingston City Council (Victoria)
- Melbourne City Council (Victoria)
- Byron Shire City Council (New South Wales)
- Tweed Shire Council (New South Wales)
- Longreach Regional Council (Queensland)
- Canning City Council (Western Australia)

The assessment covered the following key areas:

- type of memorials allowed: plaques, interpretative signs, memorials, commemorative trees, gardens, bench seating, table settings
- the intended recipients: individuals, organisations, places, events
- and the associated responsibilities.

### Funding Responsibility

Funding responsibilities for each LGA reviewed varied. The majority of LGA's require applicants to supply any proposed plaque to cover all costs related to design, construction, installation, and maintenance. Notably, some Councils require charges to be paid before installation, such as Redland City Council for a park seat (\$3,138) and the Canning City Council for a bench memorial with plaque (\$5,540) for example.

### Maintenance by Council

Most Councils assume responsibility for the maintenance of approved memorials.

### Provision for Dogs/Pets

None of the investigated Councils provide options for memorialising pets or animals. Furthermore, six of the thirteen Councils explicitly state within their policy documents that memorials for domestic pets and animals are not permitted on public land.

Through the review and analysis, it was identified there are several commercial businesses (i.e. Pets RIP, Pets in Peace, Hage Family Pet Funerals) operating in Ipswich offering services



for pet cremation and/or burials, along with the supply of customised pet memorabilia such as urns, signs, and plaques.

It is well acknowledged that domestic pets are considered an important part of an individual and/or family's life. However, through the review and analysis of other LGA policies on memorials, Council's current policies are considered consistent by not including the memorialising of domestic pets. Should Council consider memorialising of domestic pets, it could not be limited to dogs as per the current Notice of Motion, rather would need to be broadened to include all other domestic pets (for example cats, birds, chickens, cattle, horses, goats etc).

### **LEGAL IMPLICATIONS**

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

*Not Applicable*

### **POLICY IMPLICATIONS**

The report is consistent with Council's Personal Tributes within Council's Open Space and Road Network Policy and the Monuments and Memorial Policy.

### **RISK MANAGEMENT IMPLICATIONS**

#### *Risks associated with the recommendations*

Exclusion of Emotional Bonds: Pets hold significant emotional value for many individuals, and it may lead to dissatisfaction among pet owners who desire to commemorate their beloved animals in a public place.

Changing Cultural Attitudes: As societal attitudes toward pets evolve, excluding pet memorials may be perceived as out-of-touch or insensitive, potentially resulting in negative public sentiment.

#### *Risks of not approving the recommendations*

Resource Management: Council would need to allocate additional resources for the management of requests, the supply and installation, and the maintenance of plaques specifically dedicated to pets. This would include the need for a structured process to handle a potentially increased volume of requests, as well as the financial commitment to sustain the ongoing care and maintenance of diverse pet memorials.

Inconsistency with Council Open Space and Road Network Policy: This policy prohibits memorial naming within any park infrastructure within Council's open space and road network. Furthermore, the overarching design of Council's open space and road networks is specifically crafted to avoid duplicating the commemorative function typically associated with cemeteries.

Community Respect: Some individuals may consider dedicating public spaces solely to human-related commemorations as a way of maintaining a level of respect for the unique and distinctive nature of human achievements and contributions.

Public Space Management: Exclusion of pet memorials reduces the potential clutter and management challenges associated with diverse types of commemorations, ensuring a more organised public space.

Consideration for Other Pet Animals:

It's crucial to note that while the initial request was for commemorating dogs, for inclusivity, other pet animals such as cats, horses, and birds etc may also need opportunities for commemoration. This consideration further broadens the scope and potential challenges associated with managing diverse commemorative requests.

## **FINANCIAL/RESOURCE IMPLICATIONS**

Should the current policies remain, there will be no additional financial implications to Council.

Should Council consider the provision of commemorative plaques for dogs or other animals there will be a financial burden to Council in the review and consideration of applications and ongoing maintenance of any installation. However, the cost is unknown.

## **COMMUNITY AND OTHER CONSULTATION**

There has not been any engagement with the community regarding this matter due to the nature of being a policy issue. Internal consultation has taken place with:

- Transport Planning Team within the Infrastructure Strategy Branch of Asset and Infrastructure Services Department;
- Open Space Planning Team within the Infrastructure Strategy Branch of Asset and Infrastructure Services Department.

Despite the absence of community consultation, it is noteworthy that both teams responsible for policy aspects related to the issue were involved and shared the same stance, expressing no intention to alter existing policies in favour of allowing commemorative pet plaques.

Although no direct consultation occurred with the community or external stakeholders, it should be noted that the recommendations will allow private businesses to retain the ability to continue offering such services for commemorative purposes on private properties. It may also create opportunities for private enterprises to meet the demand for commemorative plaques, potentially fostering growth in this niche market.

Councillors have been consulted on this report.

## **CONCLUSION**

A Notice of Motion was submitted by Councillor Jacob Madsen at the Council Ordinary Meeting on 26 October 2023 to consider the provision of plaques for dogs at dog parks.

Following the review of Council's existing policies and benchmarking against the policies of other Local Government Authorities (LGAs), not permitting the memorialising of domestic pets or animals within Ipswich is considered consistent with policy positions of other LGA's. The overarching design of Council's open space and road networks are specifically crafted to avoid duplicating the commemorative function typically associated with cemeteries.

In Ipswich, several commercial businesses offer services for pet cremation and/or burials. These businesses also provide customised pet memorabilia such as urns, signs, and plaques.

It is not proposed to make any alteration to Council's Personal Tributes within Council's Open Space and Road Network Policy and the Monuments and Memorial Policy to include plaques for dogs at dog parks.

## HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Recommendation B states that Council does not permit the memorialising/commemorating of domestic pets and animals on Council-owned or managed land. Recommendation C states that the Public Monuments and Memorials Policy and Personal Tributes in Council Open Space and Road Network Policy remain unchanged and continue to solely recognise people, groups, places, and events of significance to the Ipswich region.
(b) What human rights are affected?	The decision not to allow commemorative dog plaques is not deemed as impacting human rights. This decision is based on policy considerations related to public spaces and commemorations. Human rights typically pertain to fundamental freedoms and protections inherent to individuals, and while emotional connections to pets are valid, the restriction on commemorative plaques for dogs is a policy choice guided by the Council's objectives in maintaining the integrity of public spaces and adhering to existing policies. It's essential to recognise that this decision is specific to the context of public memorials and does not infringe upon broader human rights principles.
(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.

Mark Bastin

**TEAM LEAD (OPEN SPACE AND FACILITIES)**

I concur with the recommendations contained in this report.

Mary Torres

**INFRASTRUCTURE STRATEGY AND PLANNING MANAGER**

I concur with the recommendations contained in this report.

Tony Dileo

**MANAGER, INFRASTRUCTURE STRATEGY**

I concur with the recommendations contained in this report.

Matt Anderson

**GENERAL MANAGER (ASSET AND INFRASTRUCTURE SERVICES)**

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

Doc ID No: A10465132

ITEM: 2

SUBJECT: RESPONSE TO NOTICE OF MOTION: INTERSECTION OF REDBANK PLAINS ROAD  
AND GREENWOOD VILLAGE ROAD, REDBANK PLAINS

AUTHOR: INFRASTRUCTURE STRATEGY AND PLANNING MANAGER

DATE: 31 JULY 2024

This is a report concerning a response to a Notice of Motion submitted by Councillor Jacob Madsen at the Council Ordinary Meeting held on 25 July 2024. Councillor Madsen requested a report be provided to the next Infrastructure, Planning and Assets Committee regarding a proposal to deliver the Greenwood Village Road / Redbank Plains Road intersection upgrade as its own project, ahead of Redbank Plains Road Stage 4 (which currently is to include the works).

### **RECOMMENDATION/S**

- A. That Council note the contents of this report.**
- B. That Council proceed with the planning, design and construction of the ultimate works for Redbank Plains Road Stage 4 in accordance with current timelines.**
- C. That Council note that movement restriction works will likely be undertaken by development activity in the area.**

### **RELATED PARTIES**

There was no declaration of conflicts of interest.

### **IFUTURE THEME**

Vibrant and Growing

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

At the Council Ordinary Meeting held on 25 July 2024, Councillor Jacob Madsen submitted a Notice of Motion (NOM) regarding the intersection of Redbank Plains Road and Greenwood Village Road, Redbank Plains.

This report addresses concerns regarding the proposed restriction of the right turn movement for traffic from Greenwood Village Road into Redbank Plains Road with consideration of potential interim and ultimate solutions to maintain all turn movements at this intersection. The report also provides background on:

- Development Application history;

- Development infrastructure charges;
- Council's transport planning for Redbank Plains Road;
- Potential options and indicative costs, and
- Project delivery timeframes.

### **Development Application History**

#### **2016 Development Application – 32 Greenwood Village Road (1614/2016/CA)**

A development application was received for a residential subdivision consisting of 174 lots at 32 Greenwood Village Road. At this time, Greenwood Village Road was a stop sign priority controlled intersection for all traffic movements entering Redbank Plains Road. Also at the time of this application, the upgrade of Redbank Plains Road in the vicinity of Greenwood Village Road was included within Council's 10 year Long Term Financial Forecast (LTFF) program, however a number of other major projects were prioritised ahead of this project.

Conditions of this approval required the developer to upgrade the intersection of Redbank Plains Road and Greenwood Village Road to facilitate the safe continuation of all movements for traffic, including traffic signals and associated works, which was considered trunk infrastructure and offsetable against infrastructure charges if completed in the ultimate format. The traffic impact assessment submitted with this development application indicated that this development would trigger the upgrade of this intersection. The report also concluded that background traffic growth (along Redbank Plains Road) without this development would likely require the intersection to be upgraded within the next 5 years, which was generally consistent with Council's infrastructure planning timeframes at that time.

The detailed design completed by the developer determined that the conditioned works to signalise the intersection were not feasible owing to the extended scope of works required to meet design standards and potentially integrate with an ultimate configuration, and the inability to secure additional land to accommodate this footprint. Subsequently, through the submission of a change application (1614/2016/MAMC/B) the applicant submitted a revised design consisting of a left in/left out/right in priority controlled intersection, which restricted right out movements onto Redbank Plains Road (similar to what is now required as part of the current development works). This solution also included improvements for the left turn movement from Greenwood Village Road and right turn movements from Redbank Plains Road and was supported by a revised traffic impact assessment (TIA). The revised TIA determined that this proposed configuration met safety requirements and had capacity until such time that Council completed the full upgrade of this section of Redbank Plains Road. The report also provided traffic volumes for this right-out movement as 18-24 vehicle trips per hour during peak periods and identified alternative routes, which resulted in relatively minor inconvenience to east bound traffic.

As part of the consideration of the proposed change, it was identified that restricting the right-out movement from Greenwood Village Road would likely have a significant community impact. Consequently, discussions were held between the Planning and

Development Department and Infrastructure Service Department to establish a “balanced” outcome from both a traffic, safety and community perspective. It was considered that an interim right-out movement could be acceptable, subject to modifications to the intersection design by way of signage, traffic islands, road markings and streetlighting. This would allow Council to potentially further modify the intersection when it fails from an operational or safety perspective. The changes to the intersection design as an interim solution no longer aligned with or integrated with the LGIP and the works were no longer considered trunk infrastructure.

This exercise established that the scale and cost of works associated with a major upgrade of this intersection is beyond what would be reasonable to condition on development within this catchment owing to the following:

- Substantial earthworks with up to 3m of cut, required to ensure the horizontal and vertical alignment met design standard.
- Constraints regarding existing corridor width and inability to secure additional land to accommodate required earthworks (separate private ownership).
- Inability to maintain two-way through traffic during construction without additional land and construction of temporary roads.
- Relocation of major services on northern side of existing carriageway, including optic fibre.

The interim works were completed as a part of the development of the subject site and remain in place to date. Attachment 1 provides details of the intersection configuration prior and post this development approval.

2022 Development Application – 25 Greenwood Village Road (7833/2022/MCU)

A development application was received for a Material Change of Use - Business Use (Service Station, Fast Food Premises) and Service/Trades Use (Warehouse, Mechanical Car Wash) at 25 Greenwood Village Road (to the southwest of the Redbank Plains Road / Greenwood Village Road intersection).

Conditions of this approval require works to the intersection to prevent the right-out movement from Greenwood Village Road to Redbank Plains Road to maintain the safety of this intersection. For the reasons outlined above it was not considered reasonable to condition the major intersection upgrade works as part of this development and these works were not considered trunk infrastructure. The traffic impact assessment submitted with this application indicated that the development was not expected to have a significant adverse impact on the operation of the surrounding road network on the basis that the upgrades were completed.

To date this approval has not been taken up nor have any further applications been submitted over this site.

2022 Development Application – 632-698 Redbank Plains Road (13185/2022/CA)

A development application was received for a Variation Request to override the local planning instrument to allow for development in accordance with the Residential Low Density Zone (Sub-area RL2) and the first stage of a residential subdivision consisting of 51

lots (stage 1) at 632-698 Redbank Plains Road, with access to the site from Greenwood Village Road.

Conditions of this approval require works to the intersection to prevent the right out movement from Greenwood Village Road to Redbank Plains Road to maintain the safety of this intersection. For the reasons outlined above it was not considered reasonable to condition the major intersection upgrade works as part of this development and these works were not considered trunk infrastructure. The traffic impact assessment submitted with this application indicated that this change was required in the short term based on ongoing background traffic growth on Redbank Plains Road regardless of the development. Importantly, this approval required the dedication of land from the Redbank Plains Road site frontage which facilitates a portion of the ultimate Redbank Plains Road upgrade in the future.

An operational works application (6657/2024/OW) was recently received for the detailed design of the site works and the alterations to the Redbank Plains Road and Greenwood Village Road intersection required by the approval. In considering this operational works application, details have been requested from the developer as to how road users and the community can be educated about the intersection changes, and the alternatives for those in the community wishing to travel east (currently undertaking a right turn onto Redbank Plains Road). To date this information has not been received and the application has not yet been decided.

Furthermore, a development application (8143/2024/RAL) was lodged on 24 July 2024 for stage 2 and 3 of this residential development, consisting of a further 130 residential lots. As this application has only just been received, officers are still undertaking a preliminary assessment and no decision has been made. The traffic report included with the application, references the previously conditioned modifications to the Redbank Plains Road and Greenwood Village Road intersection and notes that these works will resolve the existing safety issues at this intersection until such time as the ultimate upgrades and signalisation of this intersection can be facilitated.

Currently, there is no specific timeframe for when any works are likely to occur or the land to be dedicated for the future Redbank Plains Road upgrade.

While these approvals have indicated that the revised intersection configuration will operate safely in the interim it is likely that as further development occurs within the immediate area the need for these ultimate upgrade works will become more apparent. Details of the current proposed interim intersection configuration at Redbank Plains Road and Greenwood Village Road as part of this application can be viewed in Attachment 2.

*2018 Development Application – 639 Redbank Plains Road (4122/2018/CA)*

Whilst not within Greenwood Village Road, an application has been approved for 267 residential lots at 639 Redbank Plains Road to the northeast of Greenwood Village Road. Subsequent operational works applications have been approved for the initial stages of this development with an interim signalised intersection to be constructed on Redbank Plains



Road approximately 550m east of Greenwood Village Road to provide the primary site access.

### **Development Infrastructure Charges**

Council's road network is considered to be an open system, which attracts trips from both within and outside of the Local Government Area (LGA). Furthermore, like most arterial roads within Council's road network, Redbank Plains Road caters for citywide traffic demands, as well as movements between suburbs and major centres. Therefore, a varying portion of infrastructure charges received from all development applications across the city contribute towards major road upgrades such as Redbank Plains Road. The development infrastructure charges collected within the city, including those from developments within Redbank Plains over the last 10 years have not been expressly allocated to individual projects, but will have significantly contributed to the delivery of a number of major road upgrades (e.g. Redbank Plains Road Stages 1 – 3, Augusta Parkway and Mount Juillerat Drive) that have already been completed to service the key eastern growth suburbs.

### **Redbank Plains Road - Transport Planning**

In 2019 Council completed corridor planning for the upgrade of Redbank Plains Road (Stage 4) between the Cunningham Highway and Collingwood Drive, a distance of approximately 3km. This planning determined the future corridor footprint and the construction order of cost for the upgrade of Redbank Plains Road to a four-lane urban standard road from the Cunningham Highway to Collingwood Drive, as well as for a longer-term upgrade to six lanes for the section between the Cunningham Highway and Newhill Drive.

This corridor planning was subsequently endorsed via a report to the Growth and Infrastructure committee on 17 March 2020, with the outcomes of the study to be adopted and used to inform future investment planning and detailed design activities for this section of Redbank Plains Road. Critically, this corridor planning considered a number of options for the Redbank Plains Road and Greenwood Village Road intersection and determined the alignment and configuration for the ultimate signalised intersection.

As per the Redbank Plains Road Corridor Planning, the ultimate intersection of Redbank Plains Road and Greenwood Village Road will be constructed approximately 40m to the south of the existing intersection to reduce earthworks, reduce impacts to major utility service, achieve an appropriate horizontal and vertical design for a major arterial road, and contain the property impacts to the southern side of the Redbank Plains Road corridor. The construction of this ultimate intersection will require property from 632-698 Redbank Plains Road which is subject to current operational works development application (6657/2024/OW). It is anticipated that this property requirement will be dedicated to road reserve in the short term. Based on the Redbank Plains Road Corridor planning, the proposed corridor for the ultimate signalised intersection with Greenwood Village Road can be viewed in Attachment 3.

### **Potential options, indicative costs and timelines**

#### **Interim Signalised intersection within existing road corridor**

An interim signalised intersection (i.e. signalisation of existing intersection configuration) has previously been investigated. Based on the design developed as part of the 2016 Development Application over 32 Greenwood Village Road (1614/2016/CA), works of this nature would require significant earthworks (approximately 3m of cut) and would result in significant impacts to existing services and properties to both the north and south of Redbank Plains Road.

Considering the passage of time since this design option was initially developed and the significant increase in construction costs, it is anticipated that the likely cost to deliver this option would be in the order of \$8m-\$10m. More importantly, works of this nature would be completely sacrificial as they will not align nor integrate with the ultimate Redbank Plains Road and Greenwood Village Road intersection. In addition, given the continuing traffic growth that is occurring along the Redbank Plains Road corridor, the basic signalised intersection of the existing lane configurations would have a limited design life, before it would result in significant queues and delays (due to single lanes on all the intersection approaches).

#### Ultimate Signalised intersection on new alignment

As per Council's corridor planning for Redbank Plains Road Stage 4, the ultimate signalised intersection of Redbank Plains Road and Greenwood Village Road will include two lanes in either direction and a right turn lane on Redbank Plains Road.

Should Council wish to deliver the ultimate intersection upgrade as an early stage of the larger Redbank Plains Road Stage 4, the intersection will need to be relocated approximately 40m to the south of the existing intersection. Significant interim tie in works (in the order of 300m) would also be required to both the east and west of the ultimate signalised intersection of Redbank Plains Road and Greenwood Village Road.

Based on other projects of a similar nature it is anticipated that the likely cost to deliver the ultimate intersection and appropriately tie back to the existing Redbank Plains Road to the east and west would be in the order of \$25m-\$30m. With a typical detailed design cost for a project of this scale likely to cost in the order of \$1m.

#### Proceed with Development Approval conditions

Proceed with works as currently conditioned on development approval to restrict right turn movements from Greenwood Village Road onto Redbank Plains Road. These have not been costed but would be a cost to the developer.

#### Project Delivery Timeframes

Given the significant nature of the works required to construct either the interim signalised intersection within the existing Redbank Plains Road corridor or the ultimate intersection signalised intersection on the identified new alignment, it is anticipated that it would likely take at least 3 years to complete planning, design and construction for the interim upgrade option. It is further estimated that it would take at least 5 years to progress to construction for the ultimate signalised intersection as an early staged component of the larger Redbank Plains Road Stage 4 upgrade.

### **Recommendation**

On balance, it is recommended that the planning for ultimate Redbank Plains Stage 4 continue as a singular project, and that the works planned to be undertaken through development activity in the area proceed as conditioned. It is further recommended that the timing of Redbank Plains Road Stage 4 be considered in future budget deliberations.

### **LEGAL IMPLICATIONS**

This report and its recommendations are consistent with the following legislative provisions:  
*Not Applicable*

### **POLICY IMPLICATIONS**

The upgrade of Redbank Plains Road between Newhill Drive and Storey Street is included within Council's current Local Government Infrastructure Plan (LGIP) for an upgrade to a 2-lane urban standard road with an indicative delivery timeframe of 2020.

LGIP includes a further upgrade to a 4-lane urban standard road for Redbank Plains Road to Collingwood Drive with an indicative delivery timeframe of 2026 - 2031. However, it is noted that the current LGIP was developed in 2016 and traffic volumes on this section of Redbank Plains Road have now exceeded the capacity of the existing 2 lane rural standard road and are nearing the capacity of a 2-lane urban standard road.

### **RISK MANAGEMENT IMPLICATIONS**

Should the approved development at 632 Redbank Plains Road proceed and restrict the right turn movement from Greenwood Village Road into Redbank Plains Road as per the current conditions of approval, there is a risk that motorists from the Greenwood Village Road catchment wishing to travel east on Redbank Plains Road may make an unsafe u-turn on Redbank Plains Road between Greenwood Village Road and Newhill Drive. To mitigate this risk, Council will monitor the operations and could consider a temporary median island along Redbank Plains Road between Greenwood Village Road and Newhill Drive to eliminate the risk.

There is also the risk that should the restriction of the right turn movement from Greenwood Village Road into Redbank Plains Road proceed, it will place additional pressure (particularly during peak morning and evening periods) on existing intersections that already experience capacity and congestion issues. This includes the intersection of Hallets Road and School Road, which naturally would be an alternate option for motorists wishing to continue travelling eastbound on Redbank Plains Road. The other alternate option for eastbound motorists would be to travel west of Redbank Plains Road to the roundabout at Newhill Drive and turn around at the roundabout.

If the interim traffic signals are progressed, the risk is that Council would need to determine which other projects within the current capital works program will need to be deferred to bring forward this project. In addition, consideration of an investment of this scale (\$8m-\$10m) on an interim intersection is required, noting the range of other current demands for improvements across our road networks and the potential reputational risks that Council is prepared to invest in substantial sacrificial works.

In addition, whilst timing is variable and every effort will be made to expedite any identified project, the design and construction of the interim could take up to three years to complete. If completed, the interim signals may only be in place for a short time as Council moves into the planning and design of the ultimate upgrade of Redbank Plains Road stage 4 project.

Finally, in the event that the ultimate intersection upgrade is progressed immediately, other projects within the current capital works program will need to be deferred to bring forward this project being at a cost of approximately \$25m-\$30m. This will have an impact on other committed projects.

### **FINANCIAL/RESOURCE IMPLICATIONS**

Within Council's current three-year capital works program, there is \$850,000 proposed towards planning and design for the Redbank Plains Road Stage 4 upgrade project in the 2026-2027 financial year.

Should Council determine that budget be allocated earlier than currently proposed to commence design for the ultimate intersection upgrade of Redbank Plains Road and Greenwood Village Road, it is suggested that \$1m would be required.

Should Council determine that budget be allocated to commence design for an interim traffic signal installation (to signalise the existing intersection configuration which will be sacrificial work), it is suggested that \$400,000 would be required.

### **COMMUNITY AND OTHER CONSULTATION**

There has not been any formal community consultation regarding the contents in this report.

### **CONCLUSION**

A Notice of Motion was submitted by Councillor Jacob Madsen at the Council Ordinary Meeting on 25 July 2024 regarding the intersection of Redbank Plains Road and Greenwood Village Road, Redbank Plains.

There have been several development applications surrounding the intersection on both Greenwood Village Road and Redbank Plains Road, however upgrading the intersection with traffic signal as an interim or ultimate solution is beyond what would be reasonable to condition development within this catchment.

The ultimate alignment of the intersection when Redbank Plains Road Stage 4 works are undertaken will be 40m south of the existing intersection and funds to commence planning and design are currently in the 2026-2027 financial year.







Any interim traffic signals installed on the existing intersection configuration would be sacrificial and would have a limited design life before it would result in significant queues and delays (due to single lanes on all the intersection approaches).

There is a current development approval to restrict right turn movements from Greenwood Village Road onto Redbank Plains Road which will address safety issues in the interim.

## HUMAN RIGHTS IMPLICATIONS

OTHER DECISION	
(a) What is the Act/Decision being made?	Recommendation B states that Council proceed with the current conditioned development approval to restrict right turn movements from Greenwood Village Road onto Redbank Plains Road until the ultimate intersection upgrade occurs as part of the Redbank Plains Road Stage 4 upgrade project.
(b) What human rights are affected?	Nil impact
(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.	Intersection configuration prior to and post development works. <a href="#"></a> <a href="#"></a>
2.	Proposed interim intersection configuration as part of current approvals <a href="#"></a> <a href="#"></a>
3.	Indicative road corridor for the ultimate signalled intersection works <a href="#"></a> <a href="#"></a>

Mary Torres

**INFRASTRUCTURE STRATEGY AND PLANNING MANAGER**

I concur with the recommendations contained in this report.

Tony Dileo

**MANAGER, INFRASTRUCTURE STRATEGY**

I concur with the recommendations contained in this report.

Matt Anderson

**GENERAL MANAGER (ASSET AND INFRASTRUCTURE SERVICES)**

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”***

**Attachment 1 – Redbank Plains Road and Greenwood Village Road intersection**

Intersection configuration prior to works completed for application 1614/2016/CA

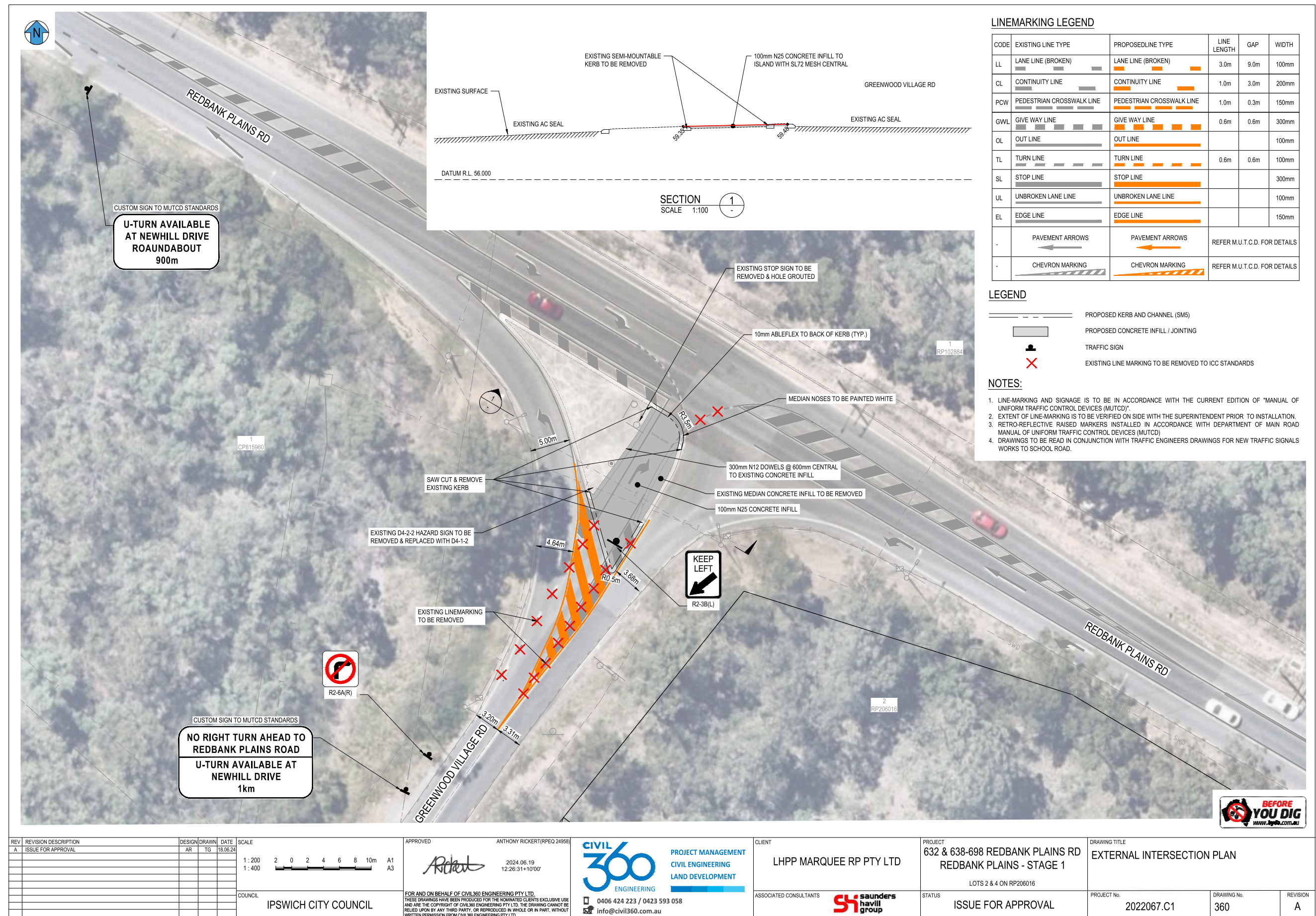




Intersection configuration post works completed for application 1614/2016/CA (Current configuration)









**Attachment 3** - Indicative corridor for the ultimate signalised intersection of Redbank Plains Road and Greenwood Village Road  
(matching into existing alignment)



Indicative ultimate road corridor for the Redbank Plains Road upgrade Stage 4 project (ultimate intersection located approximately 40m south of existing)



**INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2024(02)**

**16 JULY 2024**

**MINUTES**

**COUNCILLORS' ATTENDANCE:**

Councillor Andrew Antoniolli (Chairperson); Councillors Paul Tully (Deputy Chairperson), Mayor Teresa Harding, Deputy Mayor Nicole Jonic, David Cullen (via audio-link), Jim Madden, Pye Augustine (Observer) and Marnie Doyle (Observer)

**COUNCILLOR'S APOLOGIES:**

Nil

**OFFICERS' ATTENDANCE:**

Chief Executive Officer (Sonia Cooper), General Manager Infrastructure and Asset Services (Matt Anderson), General Manager Planning and Regulatory Services (Brett Davey), General Manager Community, Cultural and Economic Development (Ben Pole), General Manager Corporate Services (Matt Smith), Chief Financial Officer (Jeff Keech), Manager Capital Program Delivery (Graeme Martin), Manager Infrastructure Strategy (Tony Dileo), Infrastructure Strategy and Planning Manager (Mary Torres), Team Lead Open Space and Facilities (Mark Bastin), Acting Manager, Strategy and Performance (Haiden Taylor), Acting General Manager Environment and Sustainability (Phil A Smith), Manager Development Planning (Greg Potter), Principal Officer Projects (Graham Schultz), Manager, Resource Recovery (David McAlister), Manager, Compliance (Alisha Connaughton), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Manager Media, Communications and Engagement (Mark Strong), Coordinator Communication (Lucy Stone), Senior Communications and Policy Officer (Jodie Richter), Theatre Technician (Harrison Cate)

**WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY**

Councillor Andrew Antoniolli (Chairperson) delivered the Acknowledgement of Country

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

In accordance with section 150ET(4) of the *Local Government Act 2009*, Councillor Andrew Antoniolli advised of a previously declared Declarable Conflict of Interest in relation to Item 3 titled Planning and Environment Court Action in relation to one of the companies listed within the report (Nugrow). This was declared at the previous Infrastructure Planning and Assets Committee meeting dated 11 June 2024.

The eligible councillors at that meeting of 11 June 2024 resolved that Councillor Andrew Antoniolli could remain in that meeting, including by voting on the matter.

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

**AFFIRMATIVE**

Councillors:

Tully

Harding

Jonic

Cullen

Madden

**NEGATIVE**

Councillors:

Nil

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

The motion was put and carried.

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**BUSINESS OUTSTANDING**

1. **STONE QUARRY CEMETERY - COMMUNITY CONSULTATION**

A report to the Growth, Infrastructure and Waste Committee of 12 October 2023 outlined the establishment of an Islamic faith burial section at Stone Quarry Cemetery. The report recommended:

- A. That Council Officers continue to progress the establishment of an Islamic burial section at an Ipswich City Council managed cemetery.
- B. That council consults with Mr George Hatchman and the Willowbank Area Residents Group as part of the process in establishing an Islamic Burial section.
- C. That council reports back to a future Growth, Infrastructure and Waste Committee with the results of the consultation.
- D. That the email from Mr George Hatchman and the associated correspondence and images be tabled and attached.

The recommended consultation has been undertaken as well as additional community consultation and engagement. This report provides an update on the outcome of the consultation and the progress to establish an Islamic Faith burial section at the Stone Quarry Cemetery.

**RECOMMENDATION**

Moved by Deputy Mayor Nicole Jonic:

Seconded by Mayor Teresa Harding:

That the report on the Stone Quarry Cemetery community consultation be received and noted.

Mayor Teresa Harding proposed the inclusion of the following recommendations:

- B. That the final designs come back to the Infrastructure, Planning and Assets Committee for consideration.
- C. That all signage come back to the Infrastructure, Planning and Assets Committee for consideration.

The mover of the original motion agreed to the inclusion of Recommendations B and C.

**\*\*\*RECOMMENDATION**

Moved by Deputy Mayor Nicole Jonic:

Seconded by Mayor Teresa Harding:

- A. That the report on the Stone Quarry Cemetery community consultation be received and noted.**
- B. That the final designs come back to the Infrastructure Planning and Assets Committee for consideration.**
- C. That all signage come back to the Infrastructure, Planning and Assets Committee for consideration.**

**AFFIRMATIVE**

Councillors:

Antoniolli

Tully

Harding

Jonic

Cullen

Madden

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

## **CONFIRMATION OF MINUTES**

### **2. CONFIRMATION OF MINUTES OF THE INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2024(01) OF 11 JUNE 2024**

#### **RECOMMENDATION**

Moved by Councillor Andrew Antonioli:

Seconded by Councillor Paul Tully:

**That the minutes of the Infrastructure, Planning and Assets Committee held on 11 June 2024 be confirmed.**

#### **AFFIRMATIVE**

Councillors:

Antonioli

Tully

Harding

Jonic

Cullen

Madden

#### **NEGATIVE**

Councillors:

Nil

The motion was put and carried.

---

## **OFFICERS' REPORTS**

### **MOVE INTO CLOSED SESSION**

#### **RECOMMENDATION**

Moved by Councillor Andrew Antonioli:

Seconded by Councillor Paul Tully:

**That in accordance with section 254J(3)(e) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 3 titled Planning and Environment Court Action Status Report.**

**The meeting moved into closed session at 9.21 am.**

#### **AFFIRMATIVE**

Councillors:

Antonioli

Tully

Harding

Jonic

Cullen

Madden

#### **NEGATIVE**

Councillors:

Nil



The motion was put and carried.

MOVE INTO OPEN SESSION

RECOMMENDATION

Moved by Mayor Teresa Harding:

Seconded by Deputy Mayor Nicole Jonic:

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

**The meeting moved into open session at 9.30 am.**

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Antoniolli

Nil

Tully

Harding

Jonic

Cullen

Madden

The motion was put and carried.

3. 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 Councillor Andrew Antoniolli:

Seconded by Deputy Mayor Nicole Jonic:

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

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Antoniolli

Nil

Tully

Harding

Jonic

Cullen

Madden

The motion was put and carried.

4. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 27 May 2024 to 28 June 2024.

RECOMMENDATION

Moved by Councillor Paul Tully:

Seconded by Deputy Mayor Nicole Jonic:

**That the Exercise of Delegation report for the period 27 May 2024 to 28 June 2024 be received and the contents noted.**

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Cullen

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

5. PERSONAL TRIBUTES IN COUNCILS OPENSOURCE AND ROAD NETWORK -  
ASSESSMENT OF APPLICATION

This is a report concerning a 'Personal Tribute in Council's Open space and Road Network' application which has been received by Council from Mr Glen Park, in memory of his late father, Mr Graeme Park.

RECOMMENDATION

That the personal tribute noted in the application detailed in Attachment 1, be approved by Council.

RECOMMENDATION

Moved by Councillor Paul Tully:

Seconded by Councillor Jim Madden:

- A. That this matter be deferred for consideration at a future meeting of the Infrastructure, Planning and Assets Committee and that consultation be undertaken with the divisional Councillors and Mayor.**

**B. That the applicant be invited to provide a finalised new application form.**

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Cullen

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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**6. PUBLIC MONUMENTS AND MEMORIALS - ASSESSMENT OF APPLICATION**

This is a report concerning a 'Public Monuments and Memorials' application which has been received by Council from Mrs Luise Manning, Chair of the Springfield Lakes Nature Care Incorporated, proposing the installation of a commemorative plaque to recognise the Queen's Jubilee Grant from the late Queen Elizabeth II, which funded the planting of 2000 trees in Opossum Creek Parklands, Brookwater.

**RECOMMENDATION**

That the commemorative plaque in the application detailed in Attachment 1, be approved by Council.

**RECOMMENDATION**

Moved by Councillor Paul Tully:

Seconded by Deputy Mayor Nicole Jonic:

**That the matter be deferred for consideration at a future meeting of the Infrastructure, Planning and Assets Committee and that consultation with the divisional Councillors and Mayor take place prior to the re-presentation of the report.**

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Cullen

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

---

7. PROVISIONAL PROJECTS APPROVAL

This is a report seeking Council consideration of, and capital funding for, the Provisional Projects listed in this report.

The projects have been suggested by the Councillors for assessment against the Capital Investment in Provisional Projects Policy.

The projects noted in this report have been assessed by the Asset and Infrastructure Services Department and are considered consistent with the policy and are tabled for consideration by Council to progress.

RECOMMENDATION

That Council approve the Provisional Projects listed below to design and construction in accordance with the Capital Investment in Provisional Projects Policy:

1. Division 1 – Extension of the existing storage facility within Redbank Plains Recreation Reserve, Redbank Plains \$11,700.
2. Division 2 – Installation of a Peace Pole within Robelle Domain, Springfield Central \$15,000.
3. Division 3 – Installation of bollards, associated slip rail and lighting for an overflow carpark for Jim Finimore Park, Leichhardt \$48,000.
4. Division 4 – Installation of footpath connection fronting Rosewood State School at School Street, Rosewood \$25,000.

Mayor Teresa Harding proposed that the item for Division 2 relating to the Installation of a Rotary Peace Pole within Robelle Domain as listed below, be deferred to the next meeting of the Infrastructure, Planning and Assets Committee:

Division 2 – Installation of a Rotary Peace Pole within Robelle Domain, Springfield Central \$15,000.

\*\*\*RECOMMENDATION

Moved by Councillor Andrew Antonioli:

Seconded by Deputy Mayor Nicole Jonic:

- A. That Council approve the Provisional Projects listed below to design and construction in accordance with the Capital Investment in Provisional Projects Policy:**

1. **Division 1 – Extension of the existing storage facility within Redbank Plains Recreation Reserve, Redbank Plains \$11,700.**
2. **Division 3 – Installation of bollards, associated slip rail and lighting for an overflow carpark for Jim Finimore Park, Leichhardt \$48,000.**
3. **Division 4 – Installation of footpath connection fronting Rosewood State School at School Street, Rosewood \$25,000.**

- B. That the Installation of a Rotary Peace Pole within Robelle Domain as listed below, be deferred to the next meeting of the Infrastructure, Planning and Assets Committee.**

**Division 2 – Installation of a Rotary Peace Pole within Robelle Domain, Springfield Central \$15,000.**

**AFFIRMATIVE**

Councillors:

Antoniolli

Tully

Harding

Jonic

Cullen

Madden

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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8. **ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY REPORT MAY 2024**

This is a report concerning the performance of the capital delivery by the Asset and Infrastructure Services Department for the month of May 2024.

**RECOMMENDATION**

Moved by Councillor Andrew Antoniolli:

Seconded by Deputy Mayor Nicole Jonic:

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

**AFFIRMATIVE**

Councillors:

Antoniolli

Tully

Harding

**NEGATIVE**

Councillors:

Nil

Jonic  
Cullen  
Madden

The motion was put and carried.

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### **NOTICES OF MOTION**

Nil

### **MATTERS ARISING**

9. **ANIMAL MANAGEMENT (CATS & DOGS) ACT 2008 CHANGES AND GUIDELINES FOR LOCAL GOVERNMENT**

Councillor Antonioli (Chair) tabled the letter from LGAQ (on behalf of the Animal Management Taskforce) to the Hon. Mark Furner MP, Minister for Agricultural Industry Development and Fisheries and Minister for Rural Communities in relation to proposed amendments to the Animal Management (Cats & Dogs) Act 2008 for noting of the committee.

10. **COMMENCEMENT OF NEXT MEETING**

### **RECOMMENDATION**

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

**That the Finance and Governance Committee commence at 10.40 am.**

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Antonioli	Nil
Tully	
Harding	
Jonic	
Cullen	
Madden	

The motion was put and carried.

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### **PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 9.00 am.

The meeting closed at 10.18 am.

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\*\*\* Refer Council Ordinary Meeting of 25 July 2024 for amendment

Doc ID No: A10452132

ITEM: 4  
SUBJECT: PROVISIONAL PROJECTS APPROVAL  
AUTHOR: INFRASTRUCTURE STRATEGY AND PLANNING MANAGER  
DATE: 29 JULY 2024

### **EXECUTIVE SUMMARY**

This is a report seeking Council consideration of, and capital funding for, the Provisional Projects listed in this report.

The project has been suggested by the Division 2 Councillors for assessment against the Capital Investment in Provisional Projects Policy.

The project noted in this report has been assessed by the Asset and Infrastructure Services Department and is considered consistent with the policy and is tabled for consideration by Council to progress.

### **RECOMMENDATION/S**

**That Council approve the Provisional Project listed below, in accordance with the Capital Investment in Provisional Projects Policy, allowing it to progress for design and construction:**

- 1. Division 2 – Installation of an electronic solar powered Speed Awareness Sign in Summit Drive, Springfield Lakes \$20,000**

### **RELATED PARTIES**

There are no known conflicts of interest associated with this report.

### **IFUTURE THEME**

Vibrant and Growing

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

Council has an adopted Capital Investment in Provisional Projects Policy (the Policy) that enables the community and elected representatives to put forward capital projects that are not currently included for delivery in the three-year capital works program.

Councillors engage with their community and as a result have put forward projects to be considered by the Asset and Infrastructure Services Department.



The Department has assessed the nominated projects against the Policy. Based on an assessment, the Department suggests that the Provisional Project outlined in Table 1 below be considered for approval by Council in accordance with the Policy. Further details on the project can be viewed in Attachment 1 of this report.

**Table 1 – Proposed Provisional Projects**

Division	Project	Order of Cost
2	Installation of an electronic solar powered Speed Awareness Sign in Summit Drive – Springfield Lakes	\$20,000

#### **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 Capital Investment in Provisional Projects Policy.

#### **RISK MANAGEMENT IMPLICATIONS**

There are no risks associated with the proposed Provisional Project as outlined in this report.

#### **FINANCIAL/RESOURCE IMPLICATIONS**

The Council has already committed \$530,000 to Provisional Projects in the 2024-2025 budget. The project proposed in this report is to be allocated from funds already approved by Council and no additional funds are being sought.

#### **COMMUNITY AND OTHER CONSULTATION**

No formal consultation has been conducted in relation to this report.

#### **CONCLUSION**

The Asset and Infrastructure Services Department has assessed the proposed Provisional Project. Following an assessment, the Department suggests that the project outlined in this report progress into design and construction, in accordance with the Provisional Projects Policy.


#### **HUMAN RIGHTS IMPLICATIONS**

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HUMAN RIGHTS IMPACTS
<b>OTHER DECISION</b>

(a) What is the Act/Decision being made?	The recommendation states that Council approve the Provisional Project listed below, in accordance with the Capital Investment in Provisional Projects Policy, allowing it to progress for design and construction: 1. Division 2 – Installation of an electronic solar powered Speed Awareness Sign in Summit Drive, Springfield Lakes \$20,000
(b) What human rights are affected?	Nil impact
(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.	Proposed solar powered Speed Awareness Sign Project Details <a href="#">↓</a> 
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Mary Torres

**INFRASTRUCTURE STRATEGY AND PLANNING MANAGER**

I concur with the recommendations contained in this report.

Tony Dileo

**MANAGER, INFRASTRUCTURE STRATEGY**

I concur with the recommendations contained in this report.

Matt Anderson

**GENERAL MANAGER (ASSET AND INFRASTRUCTURE SERVICES)**




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

## **Division 2 – Proposed Installation of electronic solar powered Speed Awareness Sign – Summit Drive, Springfield Lakes**

### **Background**

Local residents of Summit Drive have raised their concerns to Council regarding the section between Highlands Terrace and Springfield Lakes Boulevard. The speed limit for this road section is 50km/h and it is suggested that vehicles are often driving faster than the speed limit. A recent fatal crash occurred along Summit Drive which has heightened concerns for the residents. To assist drivers to understand if they are travelling at a speed which is appropriate for the environment, it is proposed to install an electronic solar powered speed awareness sign just north of Highland Terrace. The speed awareness sign details are shown below, as well as the proposed location of the sign.

### **Solar Powered Speed Awareness Sign Details**

<b>Example Sign Display</b>	<b>Sign Display Information</b>
	If the motorist is driving at or below the speed limit, a smiley face is displayed
	If the motorist is driving above the speed limit by up to 9km/h over the motorists travel speed, a red frown is displayed
	If the motorist is driving 10km/h or more above the speed limit, the sign displays a "SLOW DOWN" message and red frown to remind drivers they are travelling above the posted speed limit

### **Solar Powered Speed Awareness Sign Project Order of Cost**

The order of cost for this project is based on a solar powered speed awareness sign that was installed on Redbank Plains Road in 2022. Council has a current contract for the supply, installation, commissioning and maintenance of Intelligent Transport System Infrastructure and the current rates from this contract have been used to provide the order of cost for this project.



Summit Drive, Springfield Lakes - Proposed electronic  
solar powered Speed Awareness Sign Location



Doc ID No: A10430669

ITEM: 5

SUBJECT: CABLE THEFT ACROSS THE LGA

AUTHOR: ACTING MANAGER, WORKS AND FIELD SERVICES

DATE: 23 JULY 2024

### **EXECUTIVE SUMMARY**

This is a report concerning copper cable theft across the local government area (LGA) and actions taken to reduce thefts.

### **RECOMMENDATION/S**

**That Council note the efforts taken by Council employees to minimise the theft of copper cable.**

### **RELATED PARTIES**

- Asset and Infrastructure Services Department
- Works and Field Services Branch
- Community, Cultural and Economic Development Department
- Community and Cultural Services Branch
- Queensland Police Service
- Local Sports Clubs and Sport Field Users

### **IFUTURE THEME**

Safe, Inclusive and Creative

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

This report presents a summary of the impact and actions related to the theft of copper cable within the Ipswich City Council Local Government Area and provides data and learnings from across the state of Queensland.

Thieves have been targeting critical infrastructure across Queensland and multiple service providers from electricity, water, and telecommunications. Ipswich City Council has experienced numerous instances of copper cable theft from Council owned assets, including from switchboards, cable pits, streetlights, and pathway lights.



### Scale of metal theft across Queensland and locally

Table 1 provides the number of metal theft offences in Queensland, by police region (QLD Parliamentary Committees, Inquiry into scrap metal theft, Report No. 45, 2023).

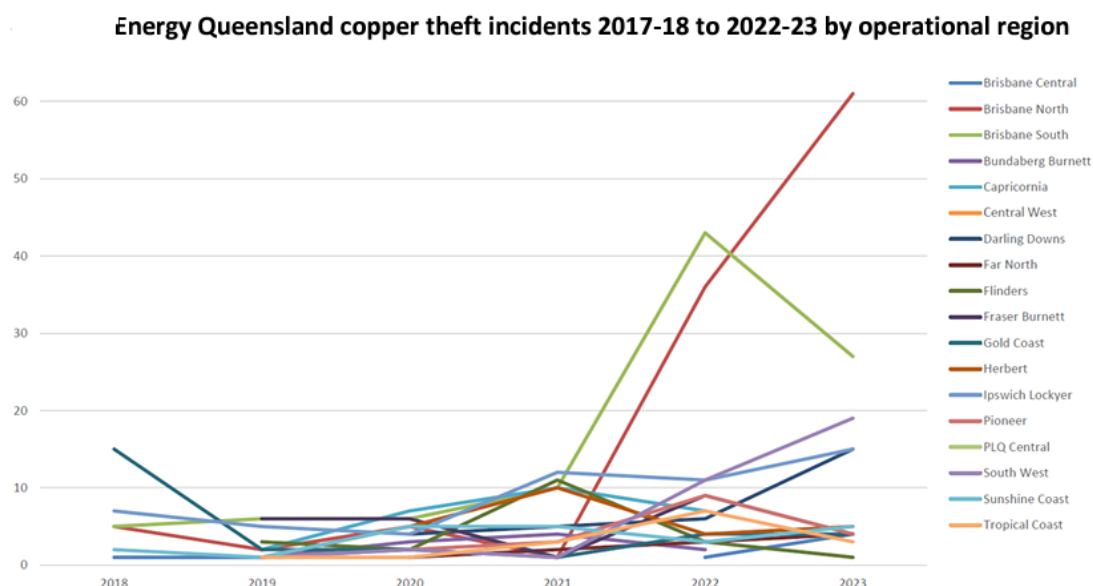
Table 1 - Number of metal theft offences in Queensland, by police region

Region	2018-19	2019-20	2020-21	2021-22	2022-23	Total
<b>Queensland</b>	<b>1,665</b>	<b>1,505</b>	<b>1,117</b>	<b>1,157</b>	<b>1,507</b>	<b>6,951</b>
Brisbane	377	372	302	331	388	1,770
Southeastern	390	381	244	233	266	1,514
North Coast	324	241	200	193	300	1,258
<i>Southern (includes Ipswich)</i>	<i>288</i>	<i>244</i>	<i>162</i>	<i>173</i>	<i>267</i>	<i>1,134</i>
Central	146	122	114	85	134	601
Far Northern	74	73	52	65	84	348
Northern	66	92	43	77	68	346

The Southern region (which includes Ipswich) experienced 1,134 thefts during the report period.

Energy Queensland (Australia's largest, wholly government-owned electricity company) has seen an increase in copper theft across the state and within the Ipswich region as shown in Figure 1.

Figure 1 - Energy Queensland copper theft incidents 2017-18 to 2022-23, by operational region



Source: QLD Parliamentary Committees, Inquiry into scrap metal theft, Report No. 45, 2023

Queensland energy providers reported in March 2024 that thefts and attempted thefts of copper from their infrastructure had nearly tripled between 2020 and 2022.

Ipswich City Council records provided in Table 2 outline the cost of copper cable theft from the 2020-2021 financial year to 2023-2024, reaching \$775K (note insurance claims cover most of these costs).

*Table 2 - Cost of cable theft in Ipswich City Council Local Government Area, by financial year*

Financial Year	Cost of copper cable theft
2020/21	\$21,000
2021/22	\$145,000
2022/23	\$25,000
2023/24	\$584,000
Total	\$775,000

The brief overview above shows that the occurrence of copper cable theft and metal theft is being experienced across the whole of Queensland and impacting a broad range of service providers.

### ***Legislative response***

The Parliamentary Transport and Resources Committee has recommended that the Queensland Government strengthen the legislative framework for the sale and purchase of scrap metals in Queensland, including investigating claims of unlicensed operations in the scrap metal industry and strengthening police and criminal court powers (*QLD Parliamentary Committees, Inquiry into scrap metal theft, Report No. 45, 2023*).

### ***Surrounding Councils***

City councils across the Southeast Queensland region have all been experiencing issue with theft of copper cables. Following is an overview of the issues and responses from other local councils.

#### **Logan City Council**

- Experienced differing levels of copper cable theft (has reduced recently)
- Thieves have also targeted aluminium seating
- Have tried to reduce thefts by replacing cable with less attractive alternatives (i.e. aluminium cable) and making access to pits more difficult (concrete blocks).

#### **City of Gold Coast**

- Have seen an increase in thefts from around Christmas 2023
- Have tried to reduce thefts by replacing cable with less attractive alternatives (i.e. aluminium cable) and making access to pits more difficult (locks).

#### **City of Moreton Bay**

- Have experienced theft of both copper cables and pipes (plumbing)
- Have seen a sharp increase in thefts at project sites like sporting fields upgrades, street lighting projects and even a train station
- Impact of theft include sporting clubs being unable to train during the evenings, which is their primary training time.

#### Redland City Council

- Sites in isolated locations are being targeted
- Have trialled filling cable pits with sand as shown in Figure 2

*Figure 2 - Redland City Council - Cable pit filled with sand*



- Thieves are now digging beside the pits to access the cables (working around the locks and sand filled traps).

#### ***Ipswich City Council***

##### Theft trends

Within the Ipswich local government area common targets include sports fields and large switchboard mains (high risk, high reward) and secluded parks/pathway lights (low risk, low reward) and streetlights.

Vandalism is taking place both during the day and at night. Most cables are being cut live and pits left open, leaving an electrical safety hazard for public as shown in Figure 3.



Figure 3 - Ipswich City Council - Electrical cable theft damage



Impact on asset users

Community groups, sport clubs and residents are being impacted by the theft and damage to electrical infrastructure.

Sports clubs have had to cancel or relocate evening training sessions due to sports field lighting being damaged. Some clubs have gone without power and lighting for weeks. The damage to infrastructure has impacted both sport field lighting and club house power. Several clubs have temporarily relocated to alternative locations (where possible), or in some cases restricted training and playing to daylight hours only (impacting participation).

Residents have commented about their reluctance to use footpaths and other public areas at night due to both safety concerns and the risk of falls/trips.

Solutions being implemented

Ipswich City Council have implemented and are trialling several options to deter copper cable theft.

- Replacing copper with aluminium cable
  - Aluminium has a much lesser scrap value as shown in Table 3

Table 3 - Scrap value of cables

Cable type	Cable size	No. cables	W (kg/m)	Meters (m)	Total weight (kg)	AUD price per kg	Total scrap price
Copper	50 mm	4	0.4427	100	177.08	\$13	\$2,302
Aluminium	50 mm	4	0.1344	100	53.76	\$3	\$161

- So far this has reduced vandalism/theft as thieves cease the removal of cables once they determine it is not copper

- There is still some damage but easier and faster to repair
- However, aluminium is not as conductive as copper
- This generally leads to a requirement for larger sized cables (which often requires larger conduits to be installed – extra cost and time for repairs).
- Reducing copper cable size
  - Where possible replacing copper cables with smaller diameter cables to reduce the 'scrap yield' or 'reward' for theft.
- Installing Ahlmann Company (ACO) pad-lockable cable pit lids
  - Provides increased security while not impeding access for maintenance/inspections

*Figure 4 - ACO pad-lockable pit lid*



- Lockable lids are found to be only a theft deterrent as they can still be opened if thieves are motivated.
- Installing concrete blocks
  - Being trialled at 3 sites
  - Concrete block installation is cheaper than ACO pad-lockable lids

*Figure 5 - Concrete block on top of cable pit*



- However, requires crane hire to access pits which will increase maintenance costs

*Figure 6 - Crane truck for concrete block delivery*



- Heavy crane vehicles can cause damage to sport fields and paths etc

*Figure 7 - Heavy crane truck damage to grass fields*



- It is anticipated that thieves will move onto sites that don't have concrete blocks, meaning that this measure may have the unintended effect of 'shifting' the thefts, not stopping them.
- Installation of smart nodes (includes power supply monitoring capability) to provide timely advice of loss of power which may reduce the time to identify thefts
- Bluetooth tag installed on cable at one site
- Filing police reports
  - Working with police to maximise the successful prosecution of thieves
  - Police have a keen focus on sport field lighting thefts
  - Various council officers have direct contact with Police Officers and representatives.

#### Solutions not being employed at Ipswich City Council

- Sand filled traps are not being utilised at Ipswich City Council for the following reasons:
  - Fault finding becomes substantially more difficult without the ability of visual inspection (leading to longer interruptions for normal wear and tear breakdowns)
  - Costs of engaging a vac truck to remove sand every time we need to inspect cabling (greater maintenance costs)
  - It has not prevented the theft of cables at other councils/locations but rather changed the method thieves use (i.e. digging beside the pits)
  - It does not prevent intentional cable damage
  - If a cable is damaged/faulty and the sand is damp, the entire sandpit could potentially sit energised at 230v without the circuit protection tripping.

- Most pit lids are also conductive so in a worst-case scenario, someone could step onto the pit lid (workers or the public) and receive a serious electric shock.
- Video cameras are not being used
  - Difficult to predict where the theft may occur
  - Impossible to install camera at all sites
  - Most likely outcome is that the theft will shift to other sites (without cameras), not stop the theft
  - Costly to set up and has ongoing costs
- Safe City network
  - Safe City's primary goal is to safeguard people in busy, popular pedestrian spaces
  - Safe City and Asset Protection manage two types of camera systems within council
    - **Safe City cameras** - These are proactively engaged cameras on our fibre network in popular, open space such as retail type precincts (i.e., CBD), near transport hubs (railway stations, major bus stops, and popular parks with the required infrastructure.
    - **Asset cameras** - These are reactive, usually not movable and are used to monitor council assets, usually council-owned or occupied buildings.
  - Cameras for offence detection (e.g., illegal dumping etc.) are managed by Council's Compliance Team
  - Cameras for flood detection are managed through the Emergency Management Team
  - Safe City and Council have used a third-party camera system temporarily to protect council assets at construction yards or to gain insight to criminal activities as part of a police operation
    - These cameras are not monitored by Safe City and are not part of the Safe City camera network
    - If suspicious behaviour is detected the third-party camera/system notifies nominated contact/officer (not necessarily Safe City)
  - Policy note:
    - Safe City generally will not install cameras in residential areas due to privacy
    - Prior to installing any camera initiated for council, a privacy impact assessment and statement should be prepared as per the Queensland Information Privacy Commissioner's recommendations
    - All cameras should also have "Collection Notices" (signs) installed at the time of activating.

#### Policy response

- Electrical Specifications for Parks and Facilities
  - Works and Field Services have updated the Electrical Specifications for Parks and Facilities (Version 9: Section 5.3.2 - Mains and sub-mains) to read:

*Aluminium cables must be considered for mains and submains cabling larger than 25mm<sup>2</sup> in situations where it is possible for cable theft to occur, especially in sports fields and large parks*

- This will reduce the use of copper cables in future installations (including developer sites).

#### Other options for consideration

- Brisbane City Council have installed small signs of cable pits indicating the use of aluminium cables



- Note: Works and Field Services have commenced the process to have signs manufactured
- Once signs are installed it may be beneficial to have the marketing team develop an article with the Mayor and Councillor/s advising the community of the proactive steps being taken to reduce cable theft.

#### **LEGAL IMPLICATIONS**

This report and its recommendations are consistent with the following legislative provisions:  
*Local Law 7 (Local Government Controlled Areas and Roads)*

#### **RISK MANAGEMENT IMPLICATIONS**

The risks associated with the theft of copper cable from council owned assets include:

- Risk of electrocution to public & thieves from exposed cables or failure of network earthing systems
- Risk of electrocution or burns for Council staff who may access electrical equipment that has been vandalised
- Risk to the integrity of electrical installations (including network earthing systems)
- Risk of fire damage to infrastructure due to theft activities
- Risk of fall or trips due to poor lighting of public spaces such as paths, roads and sportsgrounds
- Risk of insurance premium increases due to frequent claims for theft cost recovery

- Risk of Council rates needs to increase to pay for cost of thefts and deterrents
- Risk to Council reputation due to reduced access to assets (sports fields for training at night etc)
- Risk of exposure of asbestos materials in older electrical installations
- Risk to Council reputation if poor lighting leads to increase in other criminal activities.

**FINANCIAL/RESOURCE IMPLICATIONS**

The Council recoups some of the repair costs from insurance claims.

The cost of proactive solutions (such as (ACO) pad-lockable cable pit lids and concrete blocks) are borne by the Council directly.

**COMMUNITY AND OTHER CONSULTATION**

- (a) The following stakeholders have been consulted with in the development of this report.

Organisation	Department/Section
Ipswich City Council	Asset and Infrastructure Services Department
Ipswich City Council	Community, Cultural and Economic Development Department
Ipswich City Council	Works and Field Services Branch
Ipswich City Council	Community and Cultural Services Branch
Ipswich City Council	Safe City and Asset Protection
Queensland Government	Queensland Police Service
Various Councils	Southeast QLD regional councils

**CONCLUSION**

This report has provided a brief overview of the sector wide issue of metal theft across Queensland which is being experienced by councils, utilities, construction companies and energy providers.

Legislators are considering changes to scrap metal dealer laws police and law court powers to disincentive metal theft.

A cross section of local councils in the Southeast Queensland region has found that other councils are dealing with cooper cable thefts.

Ipswich City Council teams are working closely with police services, implementing deterrents where possible and trailing innovative solutions to reduce copper cable theft locally.

**HUMAN RIGHTS IMPLICATIONS**

HUMAN RIGHTS IMPACTS
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<b>RECEIVE AND NOTE REPORT</b>
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<p>The Recommendation states that Council note the efforts taken by Council employees to minimise the theft of copper cable. The decision to note the report does not limit human rights. Therefore, the decision is compatible with human rights.</p>
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Michael Jordan

**ACTING MANAGER, WORKS AND FIELD SERVICES**

I concur with the recommendations contained in this report.

James Hilyard

**MANAGER, WORKS AND FIELD SERVICES**

I concur with the recommendations contained in this report.

Matt Anderson

**GENERAL MANAGER (ASSET AND INFRASTRUCTURE SERVICES)**

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



Doc ID No: A10433797

ITEM: 6

SUBJECT: ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY  
REPORT JUNE 2024

AUTHOR: ACTING PRINCIPAL OFFICER (PROGRAM MANAGEMENT)

DATE: 24 JULY 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 June 2024.

### **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

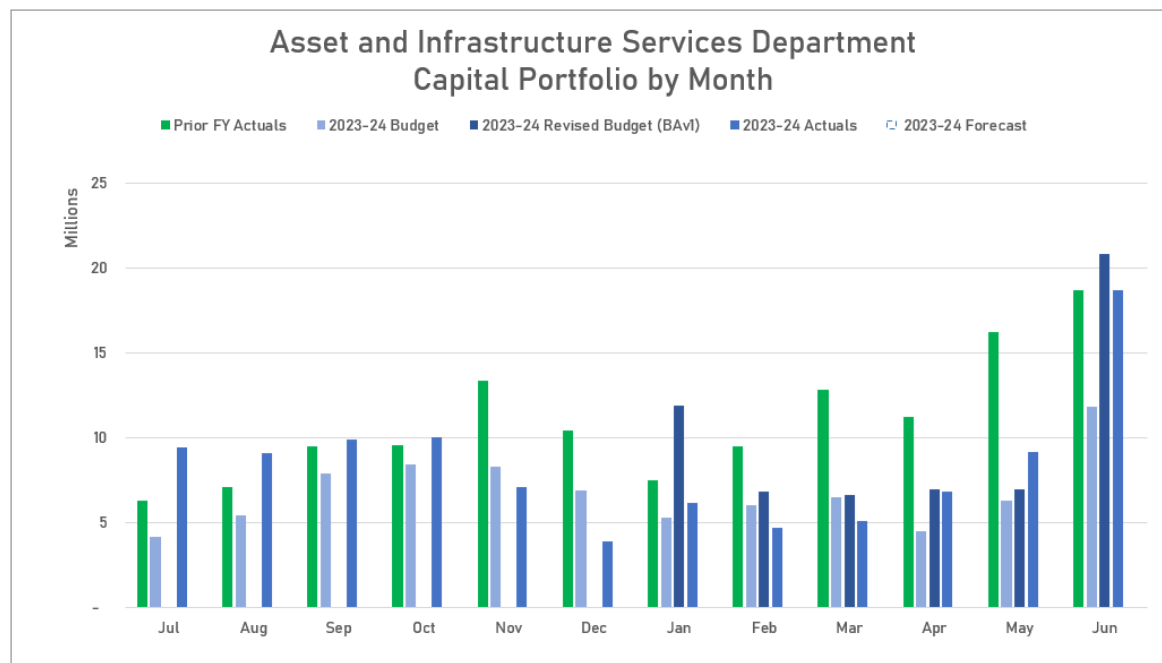
### **PURPOSE OF REPORT/BACKGROUND**

The Capital Works Program of the Asset and Infrastructure Department has seen a spend of \$18.7 million against budget of \$20.4 million for the month of June.

The final year-to-date expenditure for the financial year 23-24 amounted to \$99.94 million, in line with the target year-to-date budget of \$100.32 million. This final result is within 0.4% of the full year budget

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

### Capital Portfolio Progress



AIS Deliverable (June 2024)		MTD			
Capital Program	Actuals	Budget	Variance (Budget - Actuals)	Forecast	Variance (Forecast - Actuals)
	\$	\$	\$	\$	\$
Asset Rehabilitation	1,433,117	2,266,157	833,040	1,214,365	(218,752)
Corporate Facilities	-	-	-	-	-
Local Amenity	391,777	539,000	147,223	425,055	33,278
Flood Mitigation & Drainage	444,981	1,365,000	920,019	540,675	95,694
Parks Sport and Environment	1,259,461	520,751	(738,710)	1,224,282	(35,179)
Transport And Traffic	8,809,270	5,984,264	(2,825,006)	6,886,883	(1,922,387)
Project Overheads	(1,181,159)	-	1,181,159	-	1,181,159
<b>Infrastructure Program</b>	<b>11,157,448</b>	<b>10,675,172</b>	<b>(482,276)</b>	<b>10,291,260</b>	<b>(866,187)</b>
Fleet	7,253,314	9,460,994	2,207,680	9,039,409	1,786,095
Other	289,136	271,900	(17,236)	162,364	(126,772)
<b>Capital Works Program</b>	<b>18,699,897</b>	<b>20,408,066</b>	<b>1,708,169</b>	<b>19,493,033</b>	<b>793,136</b>
Disaster Recovery	12,025,076	33,650,000	21,624,924	10,219,573	(1,805,504)
<b>Total</b>	<b>30,724,973</b>	<b>54,058,066</b>	<b>23,333,093</b>	<b>29,712,606</b>	<b>(1,012,367)</b>

AIS Deliverable (June 2024)	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
	\$	\$	\$	\$	\$	\$
<b>Capital Program</b>						
Asset Rehabilitation	-	17,645,173	7,445,000	18,268,600	623,427	3,090,000
Corporate Facilities	-	61,645	-	-	(61,645)	-
Local Amenity	-	3,082,028	2,414,000	2,971,000	(111,028)	20,000
Flood Mitigation & Drainage	-	1,085,099	1,403,000	2,066,000	980,901	951,000
Parks Sport and Environment	-	11,613,280	7,320,000	8,792,000	(2,821,280)	823,000
Transport And Traffic	-	50,439,155	44,641,000	49,008,000	(1,431,155)	4,560,963
Project Overheads	-	(3,313)	-	-	3,313	-
<b>Infrastructure Program</b>	-	<b>83,923,067</b>	<b>63,223,000</b>	<b>81,105,600</b>	<b>(2,817,467)</b>	<b>9,444,963</b>
Fleet	-	15,335,652	16,813,000	18,397,000	3,061,348	-
Other	-	678,942	691,000	814,900	135,958	290,000
<b>Capital Works Program</b>	-	<b>99,937,660</b>	<b>80,727,000</b>	<b>100,317,500</b>	<b>379,840</b>	<b>9,734,963</b>
Disaster Recovery	-	71,180,525	95,000,000	118,400,000	47,219,475	950,000
<b>Total</b>	-	<b>171,118,185</b>	<b>175,727,000</b>	<b>218,717,500</b>	<b>47,599,315</b>	<b>10,684,963</b>

### Program Variances (Budget vs Actual)

**Asset Rehabilitation** overall, achieved an actual spend of \$1.43mil against an adopted budget of \$2.27mil for the month of June.

Rephasing of works associated with the Hiddenvale Road Bridge replacement project resulted in a spend of \$72k against a budget of \$625k for the month of June. Service locations are now complete, with the Bridge contractor having established on site with initial earthworks underway for the pads required for the piling operation underway.

The first stage of the East Ipswich Drainage project has seen an expenditure of \$84k, compared to the initial baseline budget of \$202k for the month of June. The appointed contractor for the project is currently in the process of obtaining the necessary traffic management approvals. Once these are in place, work on the site is expected to begin in early August.

**Local Amenity** overall, had an actual expenditure of \$392k compared to the phased budget allocation of \$539k for the month.

**Flood Mitigation and Drainage** overall, achieved an actual spend of \$445k against an adopted budget of \$1.37 mil resulting in a variance of \$920k for the month of June.

Parcel Street Stormwater Investigation works incurred a spend of \$2k against a budget of \$535k due to delays associated with the commencement of the construction activities as a result of the ongoing consultation associated with the easement requirements.

The installation of motion Sensors on the Marburg Rosewood Detention Basin have been deferred for delivery until 24-25FY, as a result the project incurred a \$0 spend against an adopted budget of \$250 k.

**Transport and Traffic** had an actual expenditure of \$8.81mil, being above budget by \$2.83mil when compared to the phased budget allocation of \$5.98 mil for the month.

Significant progress was achieved over the month of June for Redbank Plains Road Stage 3 with civil works progressing across all work zones. The project achieved expenditure of \$1.16 mil against the original baseline budget of \$871k.

The combined expenditure for all three Springfield Parkway Stages stood at \$4.49 million, exceeding the baseline budget of \$2.75 million. With great results being achieved with Springfield Greenbank Arterial again achieving greater than expected results with increased activity occurring on site.

The execution phase associated with the traffic signal upgrade at Mary and William Street is progressing, with the final asphalt tasks planned for the end of August, weather permitting. The spending for this month amounted to approximately \$2.0 million, against a baseline budget of \$726k, resulting in a budget variance of \$1.26 million for the month of June.

**Parks Sports and Environment** overall, achieved an actual spend of \$1.26mil resulting in a \$739k spend above the budget of \$521k for the month of June. This can primarily be attributed to:

Richardson Park incurred expenses of \$637,000 during the month, having a baseline budget of \$0 due to the re-phased timing of works. Construction activities have now been finalised, with no outstanding defects and has now been accepted by Council.

Progress on the grant-funded Cameron Park Upgrade project has also experience increased productivity with the contractor having now been established on-site since April, with the demolition of the existing amenities block complete and all earthworks for the installation of the new playground nearing completion. Expenses for the month reached \$390 k against a current monthly baseline budget of \$0.

**Fleet** experienced a \$7.25mil expenditure against a monthly budget of \$9.46 mil.

Due to industry-wide inventory shortages, Council have faced challenges in procuring resources for fleet replacement and expansion. These circumstances have been evident throughout the financial year, demonstrating the broader supply constraints that are currently impacting the industry.

### **Summary**

At the end of June, the Capital Works Program of the Asset and Infrastructure Services Department achieved an excellent result with the full year cumulative expenditure being \$99.94 million against the budget allocation of \$100.32 million, a variation of 0.04%.

## **Major Projects**

### **Springfield Parkway & Springfield-Greenbank Arterial Road Upgrade**

A general overview of the project shows good progress being made on all three stages, with the progress best outlined as:

**Stage 1** All components with the exception of the Landscaping and the works above the 3.6m culverts extension north of Hymba Yumba are complete and the defect and omissions identified at the interim practical completion have been addressed. BMD are in the final stages of planning for the outstanding Landscaping works including some upgrades, to coincide with Spring and the outstanding works above the 3.6 culverts will be actioned when the extension is completed in August/September. Urban Utilities require a modification to the concrete barrier along Escarpment and this has been designed and will be completed with Stage 3 works.

**Stage 2** The Design has reached the 100% Milestone and has been reviewed internally. Gas, UU and Telstra relocation designs are complete and are in the process of being issued with electrical and the remaining communication designs well advanced. With concrete work in the creek bed complete and the embankment stabilised, the 3.6m culvert extensions works north of above Hymba Yumba culvert are making excellent progress and remain on budget and program. The two Early Works Packages (Earthworks/Stormwater and UU Water Main Relocation) are being prepared and will be put to market subject to budget. The stormwater pipe has been delivered and the wall panels and RE Fill are with procurement for supply. Council's internal Crew have completed clearing works and did an excellent job and minor initial fill works are being undertaken in preparation for the earthworks package by BMD.

**Stage 3** is making excellent progress now that service relocations and the deep stormwater through rock are complete. A second phase of night works over 4 to 6 weeks in August/September combined with an alternative mill and fill pavement at the Off Ramp intersection will see up to 2 months shaved off the Program and pave the way for the intersection and ParknRide crossing to be commissioned pre Christmas, with only finishing works remaining for the new year. While there has been further slips on the Off Ramp batter, an interim treatment of trimming the slope to a flatter profile has been agreed and will be completed with the night works phase and will match minor shaping in the reserve. The final treatment is still in design, but this approach will prevent the Project completion being delayed.

Collaborations between the Council, Queensland Rail, and Lions continues to ensure access to essential areas is maintained and impacts to commuters and match days are minimised. The Queensland Rail Eastern Carpark is completed helping to alleviate impacts of night time closure of the ParknRide.

Financially, the first two TMR Funding invoices have been submitted and paid and the second funding application is progressing positively. Overall the Project remains on Budget.

### **Redbank Plains Road Upgrade**

With continued oversight from Council (ICC), Naric Civil Pty Ltd has achieved significant progress with the civil construction. Throughout June, work has advanced across all zones. Although some areas remain partially completed, the entire site footprint is currently under traffic management—a feature that has been in place for some time.

The project's focus is now on completing the Southern Zone and Northern Zone, with the goal of removing traffic management controls from these areas. This will provide a clear indication that the project is nearing completion.

Notable developments include the progress of footpaths and driveways on the western verge. Additionally, the completion of the centre retaining wall safety barrier between Barry Drive and Shannon Street has opened up the remaining section of road for upgrades. Despite the need to demolish and reconstruct a defective section of footpath and curb between Highbury and Jansen, we remain on track (weather permitting) and are working diligently toward completion and site demobilization by Christmas 2024.

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

The Program (PTAIP) aims to enhance passenger transport facilities across Queensland, ensuring compliance with the Disability Discrimination Act (DDA) requirements. Funded by the Queensland Government, PTAIP continues to support councils with upgrading the existing bus stops and other transport infrastructure. There are currently 5 stops remaining for construction that have PTAIP funding. Design for these projects is currently being finalised and it is intended they will be scheduled for construction in the 2024-2025 financial year.

### **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
<b>(Cycle Network Local Government Grants Program (CNLGGP)) State Funded</b>				
Deebing Creek Stage 2 (Design Component)	\$ 75,000.00	\$ 250,000.00	30/06/2023	Complete
Deebing Creek Stage 2 (Construction)				Submitted for consideration
Brassall Bikeway Data Counters	\$ 85,000.00	\$ 140,000.00	30/06/2024	Complete
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	Complete
<b>Election Commitment 2020 (Dept Tourism, Innovation and Sport) State Funded</b>				
Jim Donald Raceview Clubhouse	\$ 900,000.00	\$ 1,510,000.00	31/01/2024	Complete
BMX Clubhouse Wiley Park	\$ 500,000.00	\$ 1,496,000.00	30/03/2024	Complete
<b>TIDS (Transport Infrastructure Development Scheme) State Funded</b>				
Springfield Greenbank Arterial (Stage 3)	\$ 196,145.00	\$ 11,600,000.00	30/06/2025	In progress
<b>Bus Stop Shelter Program 2022-23 (BSSP) State Funded</b>				
Various	\$ 152,000.00	\$ 152,000.00	31/12/2024	Complete
<b>Passenger Transport Infrastructure Grants 2022-23 (PTAIP) State Funded</b>				
Various	\$ 293,475.00	\$ 319,725.00	30/09/2023	Complete
<b>Passenger Transport Infrastructure Grants 2023-24 (PTAIP) State Funded</b>				
Various	\$ 476,750.00	TBC	30/6/25	In progress
<b>Local Roads &amp; Community Infrastructure Program (LRCIP) Federal Funded</b>				
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
<b>R2R (Roads to Recovery) Federal Funded</b>				
Springfield Parkway	\$ 2,327,860.00	\$ 10,000,000.00	30/06/2025	In progress
<b>South East Queensland Community Stimulus Package (SEQCSP) State Funded</b>				
Cameron Park Playground and Amenities Upgrade	\$ 2,000,000.00	\$ 3,282,349.00	EOT Requested until 26/08/24	In progress
Richardson Park Playground and Amenities Upgrade	\$ 1,500,000.00	\$ 2,232,000.00	30/06/2024	Acquittal Stage
<b>Bridges Renewal Program 2022-2024 Federal Funded</b>				
Hiddenvale Road, Calvert	\$ 3,901,761.00	\$ 4,877,201.00	30/09/2024	In progress
<b>Keanes Road, Calvert</b>	<b>\$ 1,747,860.00</b>	<b>\$ 2,184,825.00</b>	<b>30/09/2024</b>	<b>Complete</b>
Purga School Road, Purga	\$ 5,000,000.00	\$ 8,185,876.00	TBC	Successful – Bridge Renewal
<b>Heavy Vehicle Safety and Productivity Program Federal Funded</b>				
Purga School Road, Purga	<del>\$ 3,904,203.00</del>	<del>\$ 4,880,254.00</del>	N/A	Unsuccessful – Heavy Vehicle safety and Productivity Program
<b>Australian Cricket Infrastructure Fund Other</b>				
Ivor Marsden Sports field Lighting Upgrade	\$ 100,000.00	\$ 907,500.00	N/A	In progress
<b>Blackspot Program 2023-2024 Federal Funded</b>				
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 <u>South Street</u> , 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
Flexible Funding Grants	State Funded			
Karalee Alternate Access Track	\$ 50,000.00	\$ 55,000.00	30/12/2024	In progress
Priority Infrastructure Projects	State Funded			
Ash Barty Park Upgrade	\$ 525,000.00	\$ 525,000.00	28/02/2025	In progress

### Master Schedule status of Practical Completion milestone for June

(Exclusive of emergent projects)

Milestone	June Actual	Actuals Year to date	Target for 23/24
Practical Completion	2	33	37

As at end of June, project completion status shows 33 projects have reached practical completion from a total of 37 projects that are scheduled for delivery this FY.

### Current status of Construction projects for 2023-2024 FY

Current Status of Projects	Count of Projects June
Concept Design	0
Detail Design	1
Handed Over for Execution	1
Construction in Progress	2
Practically Complete	33

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 1 project yet to be handed over to construction.

### 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
<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.	Appendix A - Asset Rehabilitation Report <a href="#">↓</a> 
2.	AIS Capital Portfolio Update Report - June 2024 Powerpoint <a href="#">↓</a> 

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)**





































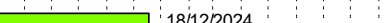











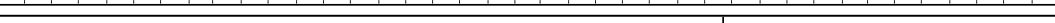
***“Together, we proudly enhance the quality of life for our community”***


















		Infrastructure & Environment Department				Data Date : 01/07/2024 Published On : 28/06/2024													
Asset Rehabilitation Progress Report																			
Project ID	Project Name	Status	Finish	Suburb (Text)	2024	2025				2026				2027					
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
Program: Asset Rehab			18/05/2029																
Subprogram: Unapproved Project			20/03/2024		m:Unapproved Project														
	INF05085	Springfield Lakes Blvd PR 24	4. Practically Complete	18/03/2024	Sproingfield Lakes														
	INF05084	Railway St SC 24	4. Practically Complete	07/03/2024	Rosewood														
	INF05088	Redbank Palms B 24	4. Practically Complete	14/03/2024	Redlands														
	INF05078	John Murphy Pk08 24	4. Practically Complete	01/03/2024	Brassall														
	INF05086	Blackstone Rd PR 24	4. Practically Complete	20/03/2024	Silkstone														
Subprogram: Bridge and Culvert Rehabilitation			02/03/2027		Subprogram: Bridge and Culvert Rehabilitation														
	INF02059	Old One Mile Bridge BR 17	4. Practically Complete	04/10/2023 A	CHURCHILL/WEST IPSWICH/O														
	INF05103	Franklyn Vale Road Bridge Abutment Protectio	4. Practically Complete		MtMort														
	INF03875	Keanes Road BR 19	4. Practically Complete	03/10/2023 A	ROSEWOOD/EBENEZER														
	INF04177	Hiddenvale Road BR20	3. Handed Over for Execution	18/11/2024	CALVERT														
	INF04313	Strong's Rd BR 21	2.4 Detail Design Complete	02/03/2027	LANEFIELD														
	INF04314	Purga School Rd BR	3. Handed Over for Execution	18/03/2026	PURGA														
	INF04254	Sydney StBridge (Package with INF04255)	4. Practically Complete	09/10/2023 A	BRASSALL/WULKURAKA														
	INF04255	Andrew Josey Gully	4. Practically Complete	09/08/2023 A	SPRINGFIELD LAKES														
	INF04375	Michels StreetFootbridge	3. Handed Over for Execution	10/12/2024	RIPLEY														
	INF04376	Adelong Avenue Culvert	4. Practically Complete	24/04/2024	THAGOONA														
	INF04374	Shanahan Parade Footbridge	2.4 Detail Design Complete	23/09/2025	Redbank Plains														
	INF04362	Tallegalla Rd Culvert	3. Handed Over for Execution	24/10/2024	TALLEGALLA														
	INF04654	Hancock Bridge BR 23	6. Deferred	26/03/2025	Brassall / Coalfalls														
	INF04968	Bergins Hill Rd BR 23	2.2 Concept Complete	19/01/2027	Bundamba														
	INF05142	Bundamba Ck BR 25	1. Brief has been accepted	10/09/2026	South Ripley														
	INF05139	Tallagella Rd BR 25	2. Handed Over for Design (TSR)	01/04/2025	Tallegalla														
	INF04957	Elaine Street Stormwater Drainage Relining (F	3. Handed Over for Execution	28/10/2024	Karalee														
	INF04958	Fawkner Crescent Stormwater Drainage Relini	3. Handed Over for Execution	11/11/2024	Barellan Point														
	INF04959	Hanlon Street Stormwater Drainage Relining (I	3. Handed Over for Execution	25/11/2024	Bundamba														
	INF04961	High Street Stormwater Drainage Relining (Re	3. Handed Over for Execution	09/12/2024	Brassall														
	INF04966	Railway Street Stormwater Drainage Relining (	3. Handed Over for Execution	06/01/2025	Rosewood														
	INF05141	Lower William StBRRelining 25	0. Brief Development	04/10/2024	Goodna														
	INF05140	MountWalker WestRd BR Relining 25	0. Brief Development	04/10/2024	MountWalker														
	INF04960	Harold Summervilles Rd BR 23 (Relining Pack	3. Handed Over for Execution	20/01/2025	Karalee														
	INF04669	Blackall StDR23 (Reline Package 2)	3. Handed Over for Execution	04/03/2025	Ipswich														
	INF04962	Kruger Pde BR 23 (Relining Package 1)	3. Handed Over for Execution	04/02/2025	Redbank														
Subprogram: Drainage Rehabilitation			15/02/2028																
	INF04082	97 Moores Pocket Road DR20	4. Practically Complete	20/07/2023 A	MOORES POCKET														
	INF03896	Tregair St & Whitehill Rd DR19	2.4 Detail Design Complete	15/02/2028	NEWTOWN														
	INF04089	Pryde Street DR 20	2.3 Detail Design	31/03/2026	WOODEND														
	INF04251	East Ipswich Catchment Stage 1 DR	3. Handed Over for Execution	18/12/2024	EAST IPSWICH														
	INF04249	Woodend Catchment Stage 1 DR20	2.4 Detail Design Complete	09/04/2027	WOODEND														
	INF04250	Woodend Catchment Stage 2	3. Handed Over for Execution	09/01/2025	WOODEND														
	INF04809	48 Woodend Road DR23	4. Practically Complete	08/12/2023 A	Woodend														
	INF04800	Champions Way DR22	2.4 Detail Design Complete	08/04/2025	Willowbannk														
	INF04679	Lowry Ln and Down StDR22	7. Rejected	27/06/2023 A	North Ipswich														
To see an interactive map version of the three-year Capital Works Program and the most up to date status on each project, visit <a href="https://maps.ipswich.qld.gov.au/civicproject">Maps.ipswich.qld.gov.au/civicproject</a>															Page 1 of 5				

		Infrastructure & Environment Department Asset Rehabilitation Progress Report				Data Date : 01/07/2024 Published On : 28/06/2024												
Project ID	Project Name	Status	Finish	Suburb (Text)	24	2025				2026				2027				
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
	INF04672	Chernside Rd DR 22	4. Practically Complete	28/04/2023 A	East Ipswich													
	INF04680	Lowry Ln and Colvin St DR 24	2.3 Detail Design	21/01/2026	North Ipswich							21/01/2026						
	INF05136	East Ipswich Catchment DR Stage 3	2. Handed Over for Design (TSR)	11/09/2026	East Ipswich										11/09/2026			
	INF05137	Springfield Lakes Spillway Access 25	0. Brief Development	26/09/2025	Springfield Lakes						26/09/2025							
	INF05153	Woodend Catchment DR Stage 3	1. Brief has Been accepted	11/09/2026	Woodend										11/09/2026			
	INF04695	Pine St DR 24 (Reline Package 2)	3. Handed Over for Execution	25/11/2024	North Ipswich			25/11/2024										
	INF04689	Panton and Bowen Street DR 24	3. Handed Over for Execution	04/10/2024	Woodend			04/10/2024										
	INF04681	Palmer St DR 24 (Reline Package 2)	3. Handed Over for Execution	09/12/2024	North Ipswich			09/12/2024										
	INF04678	Kingsmill Rd DR 23 (Reline Package 2)	3. Handed Over for Execution	06/01/2025	Coalfalls			06/01/2025										
	INF04675	Goodwin St DR 23 (Reline Package 2)	3. Handed Over for Execution	18/02/2025	Basin Pocket			18/02/2025										
	INF04691	Pine Mountain Rd DR 23 (Reline Package 2)	3. Handed Over for Execution	04/02/2025	North Ipswich			04/02/2025										
	INF04688	Woodend Rd Relining DR 23	3. Handed Over for Execution	04/10/2024	Sadliers Crossing			04/10/2024										
	INF04685	Shenton and Ashgrove St DR 23 (Reline Pack	3. Handed Over for Execution	20/01/2025	Coalfalls			20/01/2025										
	INF04682	Panton St DR 24	3. Handed Over for Execution	04/10/2024	Woodend			04/10/2024										
	INF04969	Chernside Road Drainage Rehabilitation	0. Brief Development	09/12/2026	Ipswich	2024									09/12/2026			
 Subprogram: Facility Rehabilitation				07/03/2028														
	INF04834	Air Conditioning RE 23	5. Management/ Financial		Various													
	INC00062	Unallocated Path Rehabilitation Projects	5. Management/ Financial		Various													
	INF05109	Civic Centre Automatic Door R 23 (DRAFT)	7. Rejected		Ipswich													
	INF05112	Ipswich MM Hall Zip Unit R 23	4. Practically Complete		Ipswich													
	INF05108	Bob Gibbs Air-Conditioning R 23	4. Practically Complete		Springfield													
	INC00046	Facilities Minor Works Program (DRAFT)	5. Management/ Financial		Various													
	INF04036	Civic Centre - Foyer Ceiling - Packaged with INI	2.1 Concept Design	12/07/2024	WOODEND	12/07/2024												
	INF04033	Civic Centre - Gallery Upgrades	2.1 Concept Design	06/12/2027	Ipswich													
	INF05010	Civic Centre Carpet Renewal	4. Practically Complete	01/02/2024 A	Ipswich													
	INF05037	Riverview Depot FU 24	4. Practically Complete	26/10/2023 A	Riverview													
	INF05050	Riverview Depot Service Pit	6. Deferred	07/03/2028	Riverview													
	INF05056	Riverview Depot Prewash Bay	2. Handed Over for Design (TSR)	08/04/2025	Riverview			08/04/2025										
	INF05049	Pool Dosing Units 24	4. Practically Complete	25/10/2023 A	City Wide													
	INF05057	Civic Centre AC 24	4. Practically Complete	24/11/2023 A	Ipswich													
	INF05082	134 Chernside RD BR 23	4. Practically Complete	01/02/2024 A	East Ipswich													
	INF05110	Goodna SES Complex Sewer Connection 23	2.3 Detail Design	11/11/2024	Goodna			11/11/2024										
	INF05102	Kholo Gardens Depot - Power supply alteratio	3.2 Construction in Progress	01/07/2024	Murilea	01/07/2024												
	INF05111	Riverview Wash Down Bay DUG R 23	3. Handed Over for Execution	30/08/2024	Riverview		30/08/2024											
	INF05145	Ipswich Art Gallery RW 25	1. Brief has Been accepted	18/09/2026	Ipswich										18/09/2026			
	INF05144	Norman St Roof RE 25	1. Brief has Been accepted	04/04/2025	East Ipswich			04/04/2025										
	INF05143	Ipswich General Cemetery Shed 25	2.4 Detail Design Complete	11/11/2024	Ipswich			11/11/2024										
	INF05128	Thorn St Shed Door Replacement	3. Handed Over for Execution	31/07/2024	Ipswich		31/07/2024											
	INF05152	Limestone Pk AFL Ventilation 24	3.2 Construction in Progress	01/07/2024	Ipswich		01/07/2024											
	INF05146	Burnett St RW 25	1. Brief has Been accepted	28/10/2024	Woodend			28/10/2024										
	INF05183	Rosewood Library Reactive Works	3. Handed Over for Execution	28/01/2025	Rosewood	2024		28/01/2025										
 Subprogram: Gravel Road Rehabilitation				28/06/2024		Subprogram: Gravel Road Rehabilitation												
	INF10005	Gravel Resheeting	5. Management/ Financial	28/06/2024	Various	28/06/2024												
 Subprogram: Kerb and Channel Rehabilitation				30/10/2025		Subprogram: Kerb and Channel Rehabilitation												
	INF03902	Emery Street St KR 20	3. Handed Over for Execution	07/02/2025	CAROL PARK			07/02/2025										
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Project ID	Project Name	Status	Finish	Suburb (Text)	24	2025				2026				2027			
					Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
	INF04083	Trumper StKR 21	4. Practically Complete	22/11/2023 A	EAST IPSWICH												
	INF04178	Thorn StKR 21	4. Practically Complete	08/09/2023 A	Ipswich												
	INF04357	Waghorn StKR 23	3. Handed Over for Execution	28/01/2025	WOODEND	<div></div>											
	INF04292	Cross StKR 22	3. Handed Over for Execution	22/07/2025	RACEVIEW	<div></div>											
	INF04718	Bams CtKR 24	2.4 Detail Design Complete	30/10/2025	Silkstone	<div></div>											
	INF04293	York StKR 26	2.3 Detail Design	23/10/2025	EAST IPSWICH	<div></div>											
	Subprogram: Parks Rehab Inc Memorials				18/10/2027												
	INF04403	Playground Rehabilitation Program	5. Management/ Financial		Various												
	INC00030	Parks Refurbishment	5. Management/ Financial		Various												
	INF05101	HMAS War Memorial Queens Pk LR 23	4. Practically Complete		Ipswich												
	INF04400	Queens Park Playground Upgrade	6. Deferred	24/06/2027	Ipswich	<div></div>											
	INF04869	Organic Sofffall R 23	3. Handed Over for Execution	26/03/2025	Various	<div></div>											
	INF04755	Jane Gony Pk PG 27	4. Practically Complete	20/07/2023 A	Augustine Heights												
	INF04870	Rubber Sofffall R 23	3. Handed Over for Execution	03/12/2024	Various	<div></div>											
	INF04401	Castle Hill CP	3. Handed Over for Execution	18/10/2027	BLACKSTONE	<div></div>											
	INF04402	Hazelwood Park Pathway	2.3 Detail Design	17/11/2025	FLINDERS VIEW	<div></div>											
	INF04913	Tofa Samoa Pk SS 23	4. Practically Complete	15/03/2024	Redbank												
	INF04759	Grande Pk PG 24	2.2 Concept Complete	23/01/2026	Springfield Lakes	<div></div>											
	INF05055	Spring Lakes Park Boardwalk 24	3. Handed Over for Execution	17/03/2025	Springfield Lakes	<div></div>											
	INF05104	Queens Pk SF R 23	3. Handed Over for Execution	09/08/2024	Ipswich	<div></div>											
	INF05105	Henry Lawson Bicentennial Pk SF R 23	3. Handed Over for Execution	09/08/2024	Ipswich	<div></div>											
	INF05113	Sutton Pk FE R 23	2.4 Detail Design Complete	20/09/2024	Brassall	<div></div>											
	INF05154	Robelle Domain Water Play Rehab 24	2.3 Detail Design	18/11/2024	Springfield Central	<div></div>											
	INF05138	Rotary Pk SL 25	3. Handed Over for Execution	06/09/2024	Bundamba	<div></div>											
	Subprogram: Path Rehabilitation				17/08/2027												
INF04337	Cemetery Rd FR 21	2.4 Detail Design Complete	01/08/2025	EASTERN HEIGHTS	<div></div>												
INF04353	MacGregor StFR 21	3. Handed Over for Execution	17/08/2027	SPRINGFIELD LAKES	<div></div>												
INF04352	255-273 Brisbane StFR 21	2.3 Detail Design	17/03/2025	WEST IPSWICH	<div></div>												
INF04811	101 to 117 Blackstone Road Drainage	6. Deferred	14/10/2024	Eastern Heights	<div></div>												
INF04283	Downs StFR 20	2.3 Detail Design	10/11/2025	NORTH IPSWICH	<div></div>												
INF04354	Tallon StFR 21	2.3 Detail Design	09/11/2026	SADLIERS CROSSING	<div></div>												
INF04336	Prospect StFR 21	2.4 Detail Design Complete	24/10/2025	SILKSTONE	<div></div>												
Subprogram: Sealed Road Rehabilitation				18/05/2029													
INF05130	Ferrier StreetLR 24	4. Practically Complete		Tivoli													
INF05151	Wulkuraka Connection Rd LR 24	4. Practically Complete		Karrabin													
INF03856	South Stn Rd LR 19 A	4. Practically Complete	21/07/2023 A	RACEVIEW													
INF02765	Mchnemey StLR 18	2.4 Detail Design Complete	06/02/2025	COLLINGWOOD PARK	<div></div>												
INF03949	Settler Way LR 19	4. Practically Complete	04/08/2023 A	KARALEE													
INF02758	Casey Street LR 18	3. Handed Over for Execution	04/11/2024	LEICHHARDT	<div></div>												
INF02762	Jasmine StreetLR 18	3. Handed Over for Execution	20/03/2025	BELLBIRD PARK	<div></div>												
INF04366	Scenic Rd KR 22	4. Practically Complete	04/08/2023 A	Redbank Plains													
INF03899	Ian StreetST LR 20	4. Practically Complete	04/07/2023 A	EASTERN HEIGHTS													
INF02763	Olive StreetLR 20	3. Handed Over for Execution	03/09/2024	FLINDERS VIEW	<div></div>												
INF04631	Burgoyne StLR 24	2. Handed Over for Design (TSR)	12/02/2027	REDBANK	<div></div>												
INF02766	Vivian StLR 18	2.4 Detail Design Complete	29/11/2027	EASTERN HEIGHTS	<div></div>												
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Project ID	Project Name	Status	Finish	Suburb (Text)	24	2025				2026				2027				
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
	INF04714	Adelong Av LR 24	2.4 Detail Design Complete	24/07/2025	Thagoona	 24/07/2025												
	INF02768	River Road LR 18	2.2 Concept Complete	18/05/2029	Redbank													
	INC00089	Road Resurfacing	5. Management/Financial	28/06/2024	Various	 28/06/2024												
	INF04723	Redbank Plains Rd LR 25	2.3 Detail Design	07/01/2028	Redbank Plains													
	INF04717	Willowtree Dr LR 24	2.4 Detail Design Complete	12/11/2027	Flinders View													
	INF02770	Jalrock PI LR 18	2.4 Detail Design Complete	30/10/2025	Carol Park	 30/10/2025												
	INF04715	Augusta Pwy LR 24	2.3 Detail Design	16/09/2026	Brookwater	 16/09/2026												
	INF04722	Old Logan Rd LR 25	2.4 Detail Design Complete	26/10/2026	Camira	 26/10/2026												
	INF04716	Kingfisher Ct LR 24	2.4 Detail Design Complete	10/10/2025	Bundamba	 10/10/2025												
	INF04738	Resurfacing Area 1 LR 23-24	7. Rejected	18/10/2024	Various	 18/10/2024												
	INF04740	Resurfacing Area 3 LR 23-24	7. Rejected	12/12/2025	Various	 12/12/2025												
	INF04739	Resurfacing Area 2 LR 23-24	3. Handed Over for Execution	06/12/2024	Various	 06/12/2024												
	INF04742	Resurfacing Area 5 LR 23-24	3. Handed Over for Execution	06/12/2024	Various	 06/12/2024												
	INF04741	Resurfacing Area 4 LR 23-24	3. Handed Over for Execution	06/12/2024	Various	 06/12/2024												
	INF04946	Cedar Rd Blk 3,4,5 LR 27	2. Handed Over for Design (TSR)	03/09/2027	Redbank Plains													
	INF04735	Brisbane Tce LR 27	2.3 Detail Design	11/12/2026	Goodna	 11/12/2026												
	INF04733	Griffith Rd LR 26	2.2 Concept Complete	19/10/2027	Ipswich													
	INF04732	Creek St LR 26	2.3 Detail Design	21/12/2027	Bundamba													
	INF04720	Church St LR 25	2.3 Detail Design	07/12/2026	Goodna	 07/12/2026												
	INF04746	Resurfacing Area 9 LR 23-24	7. Rejected	30/01/2026	Various	 30/01/2026												
	INF04745	Resurfacing Area 8 LR 23-24	7. Rejected	13/12/2024	Various	 13/12/2024												
	INF04744	Resurfacing Area 7 LR 23-24	3. Handed Over for Execution	13/12/2024	Various	 13/12/2024												
	INF04743	Resurfacing Area 6 LR 23-24	7. Rejected	13/12/2024	Various	 13/12/2024												
	INF04736	Cedar Rd LR 27	2. Handed Over for Design (TSR)	10/12/2027	Redbank Plains													
	 Subprogram: Sports Facility Rehabilitation				11/12/2026	 Subprogram: Sports Facility Rehabilitation												
	INF04761	Sports Field L 27	5. Management/Financial		Various													
	INF05114	Tivoli Sporting Complex Pit Upgrade 23	4. Practically Complete		Tivoli													
	INF05116	Redbank Plains Rec Oval L 23	4. Practically Complete		Redbank Plains													
	INF05119	Richardson Pk Clubhouse DR 23	4. Practically Complete		Goodna													
	INF05122	Cribb Park Pit Upgrade 23	4. Practically Complete		North Ipswich													
	INF05129	Goodna Aquatic Blankets RE 23	4. Practically Complete		Goodna													
	INF05184	Pool Blanket Replacement Programme (DRAI	5. Management/Financial		Various													
	INF05185	Electrical Pit Rehabilitation Works (DRAFT)	5. Management/Financial		Various													
	INF04748	Redbank Plains Reserve L 23 (D&C)	2.1 Concept Design	30/05/2025	REDBANK PLAINS	 30/05/2025												
	INF04762	Bob Gibbs Pk L 24 (Packaged with INF02094	3. Handed Over for Execution	18/12/2024	Springfield	 18/12/2024												
	INF02094	Queens Pk Tennis L 17 (Packaged with INF02	3. Handed Over for Execution	31/01/2025	Ipswich	 31/01/2025												
INF04747	Limestone Pk L 23 (Lighting and Resurfacing)	2. Handed Over for Design (TSR)	28/10/2025	Ipswich	 28/10/2025													
INF04976	Southern Sports Field L 23	4. Practically Complete	28/03/2024	Springfield Central														
INF05011	George & Eileen Hastings Sports Centre Lighti	4. Practically Complete	12/09/2023 A	Onemile														
INF05012	Sutton Park Lighting Replacement	4. Practically Complete	20/12/2023 A	Brassall														
INF05071	Cribb Pk SF 24	4. Practically Complete	30/04/2024	North Ipswich														
INF05059	Bill Patterson Oval LJ RE 24	4. Practically Complete	12/04/2024	Ipswich														
INF05157	Bundamba SC Pool Blanket 24	3. Handed Over for Execution	06/09/2024	Bundamba	 06/09/2024													
INF04763	Evan Marginson Pk RW 24	2. Handed Over for Design (TSR)	11/12/2026	Goodna	 11/12/2026													
 Subprogram: Street Furniture Rehabilitation				28/06/2024	 Subprogram: Street Furniture Rehabilitation													
To see an interactive map version of the three-year Capital Works Program and the most up to date status on each project, visit <a href="https://maps.ipswich.qld.gov.au/civicproject">Maps.ipswich.qld.gov.au/civicproject</a>															Page 4 of 5			

		Infrastructure & Environment Department Asset Rehabilitation Progress Report				Data Date : 01/07/2024 Published On : 28/06/2024											
Project ID	Project Name	Status	Finish	Suburb (Text)	24	2025				2026				2027			
					Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
               	INF10031	Pavement Marking	5. Management/Financial	28/06/2024	Various	28/06/2024											
	INF10032	Traffic Facilities	5. Management/Financial	28/06/2024	Various	28/06/2024											
	INF10033	Guardrail Roadside Furniture	5. Management/Financial	28/06/2024	Various	28/06/2024											
	INF05042	Wharf Brisbane St PM 24	4. Practically Complete	14/03/2024	Ipswich												
	Subprogram: Flood Mitigation				23/08/2024		Subprogram: Flood Mitigation										
	INF05176	Limestone Pk Ref Dam Flood Gauge Upgrade	3. Handed Over for Execution	23/08/2024	Ipswich		23/08/2024										
	Subprogram: Disturbed Land Management				22/10/2024		Subprogram: Disturbed Land Management										
	INF04394	Wilcox Park Closed Landfill	4. Practically Complete	04/09/2023 A	IPSWICH, ONE MILE												
	INF04475	Woogaroo Closed Landfill Leachate and Gas	3. Handed Over for Execution	22/10/2024	Goodna		22/10/2024										
	INF04473	Closed Landfill Sites Compliance Works	5. Management/Financial	28/06/2024	Various	28/06/2024											
	INF04474	Monitoring Infrastructure Network Expansion p	5. Management/Financial	28/06/2024	Various	28/06/2024											
	Subprogram: Local Parks and Sports				01/07/2024		Subprogram: Local Parks and Sports										
	INF05075	3G Irrigation Controllers Upgrade 24	3.2 Construction in Progress	01/07/2024	Various	01/07/2024											
	Subprogram: Water Quality Rehabilitation				22/10/2026		Subprogram: Water Quality Rehabilitation										
	INF04466	McCorry Dr SWD Basin RE 22	2.2 Concept Complete	22/10/2026	COLLINGWOOD PARK											22/10/2026	
	INF04839	Polaris Dr BRB 23	4. Practically Complete	22/12/2023 A	Brassall												
	To see an interactive map version of the three-year Capital Works Program and the most up to date status on each project, visit <a href="https://Maps.ipswich.qld.gov.au/civicproject">Maps.ipswich.qld.gov.au/civicproject</a>																
Page 5 of 5																	

# AIS Capital Portfolio Update Report

June 2024







## AIS Capital Portfolio Update Report

### Springfield Parkway & Springfield Greenbank Arterial, (3 Stages)

Transport Infrastructure Development Scheme Funding for Springfield Parkway Stage 1 and Springfield Greenbank Arterial (TIDS funding)

Springfield Parkways - Roads to Recovery Funding \$2.33 mil

Total combined approved budget - \$29.9mil 23-24FY

Total forecast for June was \$3.86mil versus actuals of \$4.49mil

#### Stage 1

All components with the exception of the Landscaping and the works above the 3.6m culverts extension north of Hymba Yumba are completed and the defect and omissions identified at the interim Practical Completion have been addressed. BMD are in the final stages of planning for the outstanding Landscaping works including some upgrades, to coincide with Spring and the outstanding works above the 3.6 culverts will be actioned when the extension is completed in August/September.

#### Stage 2

The Design has reached the 100% Milestone and has been reviewed internally. Gas, UU and Telstra relocation designs are complete and are in the process of being issued, with electrical and the remaining communication designs well advanced. With concrete work in the creek bed complete and the embankment stabilised, the 3.6m culvert extensions works north of above Hymba Yumba culvert are making excellent progress and remain on budget and program.

The two Early Works Packages (Earthworks/Stormwater and UU Water Main Relocation) are being prepared and will be put to market subject to budget. The stormwater pipe has been delivered and the wall panels and RE Fill are with Procurement for supply. The Council's internal Crew have completed clearing works and did an excellent job and minor initial fill works are being undertaken in preparation for the Earthworks package by BMD.

Contd.



## AIS Capital Portfolio Update Report

### Springfield Parkway & Springfield Greenbank Arterial, (3 Stages)

#### Stage 1 and Springfield Greenbank Arterial (TIDS funding)

##### Stage 3

Stage 3 is making excellent progress now service relocations and the deep stormwater through rock are complete. A second phase of night works over 4 to 6 weeks in August/September combined with an alternative mill and fill pavement at the Off Ramp intersection will see up to 2 months shaved off the Program and pave the way for the intersection and ParknRide crossing to be commissioned pre-Christmas, with only finishing works remaining for the new year.

While there has been further slips on the Off Ramp batter, an interim treatment of trimming the slope to a flatter profile has been agreed and will be completed with the night works phase and will match minor shaping in the reserve. The final treatment is still in design, but this approach will prevent the Project completion being delayed.

Collaborations between the Council, Queensland Rail, and Lions continues to ensure access to essential areas is maintained and impacts to commuters and match days are minimised. The Queensland Rail Eastern Carpark is completed helping to alleviate impacts of night time closure of the ParknRide.

Financially, the first two TMR Funding invoices have been submitted and paid and the second funding application is progressing positively. Overall the Project remains on Budget.



## AIS Capital Portfolio Update Report

Redbank Plains Rd Stage 3 RU 17

Total Current Approved Budget 2023-24FY - \$11.66 mil

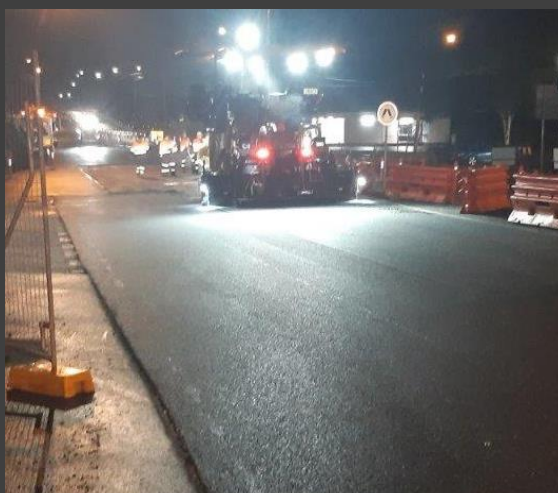
Total forecast for June was \$884k versus actuals of \$1.16m

With oversight from Council, Naric Civil Pty Ltd has achieved significant progress in civil construction.

Throughout June, work has advanced across all zones. Although some areas remain partially completed, the entire site footprint is currently under traffic management—a feature that has been in place for some time.

The project's focus is now on completing the Southern Zone and Northern Zone, with the goal of removing traffic management controls from these areas. This will provide a clear indication that the project is nearing completion.

Contd.





## AIS Capital Portfolio Update Report

- Redbank Plains Rd Stage 3 RU 17

Across the project notable developments include the progress of footpaths and driveways on the western verge.

Additionally, the completion of the centre retaining wall safety barrier between Barry Drive and Shannon Street has opened up the remaining section of road for upgrades.

Despite the need to demolish and reconstruct a defective section of footpath and Kerb between Highbury and Jansen, the project remains on track (weather permitting) and the team are working diligently toward completion and site demobilization by Christmas 2024.





## AIS Capital Portfolio Update Report

### Warrill Park Cemetery Upgrade – Expansion Section 3

Total forecast for June of \$175k versus actuals of \$408k

**Scope :** The scope of works include the construction of the proposed expansion of Section 3 within the Warrill Park Lawn Cemetery

- The project will provide an estimated additional 1,520 plots, car parking bays, all weather internal roadways, drainage, and landscaping.
- This expansion will extend the capacity of the cemetery to provide lawn burials until approximately 2035/36 based on current usage rates.

The landscaping project is progressing well, with the team continuing their planting and mulching efforts. They are also preparing additional areas to lay down new turf. The concrete blocks have been relocated from the old pad to the designated new pad area.

Meanwhile, construction on the three shelters has begun, which will include the installation of the balusters. The crew has been particularly focused on planting, given the hundreds of plants that need to be carefully placed in their new homes. This concerted effort ensures that the project is not only functional but also aesthetically pleasing.





## AIS Capital Portfolio Update Report

### Cameron Park – Playground & Amenities Block Upgrade

Total forecast for June of \$535k versus actuals of \$390k

Scope: The intention of the project is to upgrade Cameron Park to function as a District level Recreation Park.

During the month of June, the team focused on the excavation to subgrade levels within the playground area, installation of sandstone rock retaining walls, seating, shelters and rubbish bin enclosures and the demolition of the existing amenities block including the removal of the asbestos that was previously identified during the demolition process.

Other works completed include the installation of drainage components throughout the playground area along with the installation of electrical pits and conduits for future footpath lighting.





## AIS Capital Portfolio Update Report

### Richardson Park – Amenities Block Restoration

Total forecast for June of \$590k versus actuals of \$637k

#### Scope:

Richardson Park playground is a district level recreation park that provides an important community asset. Key components of the project include; construction of a new district level playground, renovation of the existing amenities block to include DDA accessible facilities and improved visibility to the facilities, and upgrade of existing park infrastructure.

The contractor has successfully completed the installation of all playground equipment, marking a significant milestone in the project. Additionally, a unique cultural play area was brought to life, featuring a timber canoe, stepping stones, and a sandstone retaining wall adorned with cultural symbols.

The refurbishment of the new amenities block has also been finalized, with all fittings and fixtures now in place. To restore the park's beauty, turf and landscaping were installed in areas disturbed by construction. Following a thorough inspection, the playground and amenities block underwent a project finalisation and handover meeting. These newly renovated facilities are now open and available for public enjoyment.



## AIS Capital Portfolio Update Report

### Hiddenvale Road - Bridge Replacement

Total forecast for June of \$135k versus actuals of \$72k

#### Background:

- The Hiddenvale Road Bridge in Calvert, Queensland, was built around 1960 it spans Western Creek and consists of a 4-span timber bridge.
- Inspections revealed structural deficiencies, resulting in a 15-ton gross load limit since June 2020. Due to uneconomical repair costs, a full replacement was recommended within a 5 year period.

#### Project Scope:

- Construct two span double lane bridge.
- Construct crossroad culverts and headwalls with scour protection.
- Construct new road formation and approaches.
- Install guardrail in accordance with Department of Transport and Main Roads standard drawings.
- Remove and reinstate existing and new signage.
- Transition pavement to match neatly to existing formation.
- Existing timber bridge and approaches to be demolished.

#### Project Update:

- The Energex construction works were successfully completed by the end of June.
- The bridge contractor was established on-site on the 1st of July 2024. With the construction of the piling platform currently underway. This phase is progressing with the aim to have the platform ready for the commencement of piling operations by the end of July.





## AIS Capital Portfolio Update Report

### Mount Crosby Rd - Bus stop

**Total forecast for June of \$32k versus actuals of \$53k**

Improving Bus stop infrastructure due to high patronage numbers.

Scope:

- Installation of a new minimum boarding point.
- Works completed have included the installation of the concrete boarding point, tactile, connecting footpath works, retaining wall and associated turfing.

### Lakeside Avenue - Bus stop

**Total forecast for June of \$15k versus actuals of \$36k**

Upgrade of the existing TransLink bus stop infrastructure to comply with accessibility standards

Scope:

- Installation of a new minimum boarding point.
- Works completed have included the installation of the concrete footpath works, kerb adjustments, tactile, signage and associated Landscaping.



Doc ID No: A10409807

ITEM: 7

SUBJECT: DEVELOPMENT APPLICATION RECOMMENDATION 2129/2023/MCU -  
MATERIAL CHANGE OF USE - INTENSIVE ANIMAL HUSBANDRY (GREYHOUND  
DOG BREEDING AND TRAINING FACILITY)

AUTHOR: SENIOR PLANNER (DEVELOPMENT)

DATE: 16 JULY 2024

### EXECUTIVE SUMMARY

This is a report concerning an application seeking approval for a Material Change of Use – Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility) at 763 Ipswich Boonah Road, Purga.

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 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.

### RECOMMENDATION

**That Council approve Development Application No. 2129/2023/MCU, being the Material Change of Use for Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility), subject to conditions as contained in Attachment 1 of this report.**

### RELATED PARTIES

The related parties to this application are:

- Applicant – Snow Catton Pty Ltd c/- Bplanned and Surveyed Pty Ltd
- Acoustic Assessment – JT Environmental Engineering Consultants
- Acoustic Assessment (Third-Party Review) – Stantec
- Civil Engineering – CMT Engineers
- Ecological Assessment – Green Tape Solutions
- Town Planning – Bplanned and Surveyed Pty Ltd

- Waste Management Plan – JT Environmental Engineering Consultants

## **IFUTURE THEME**

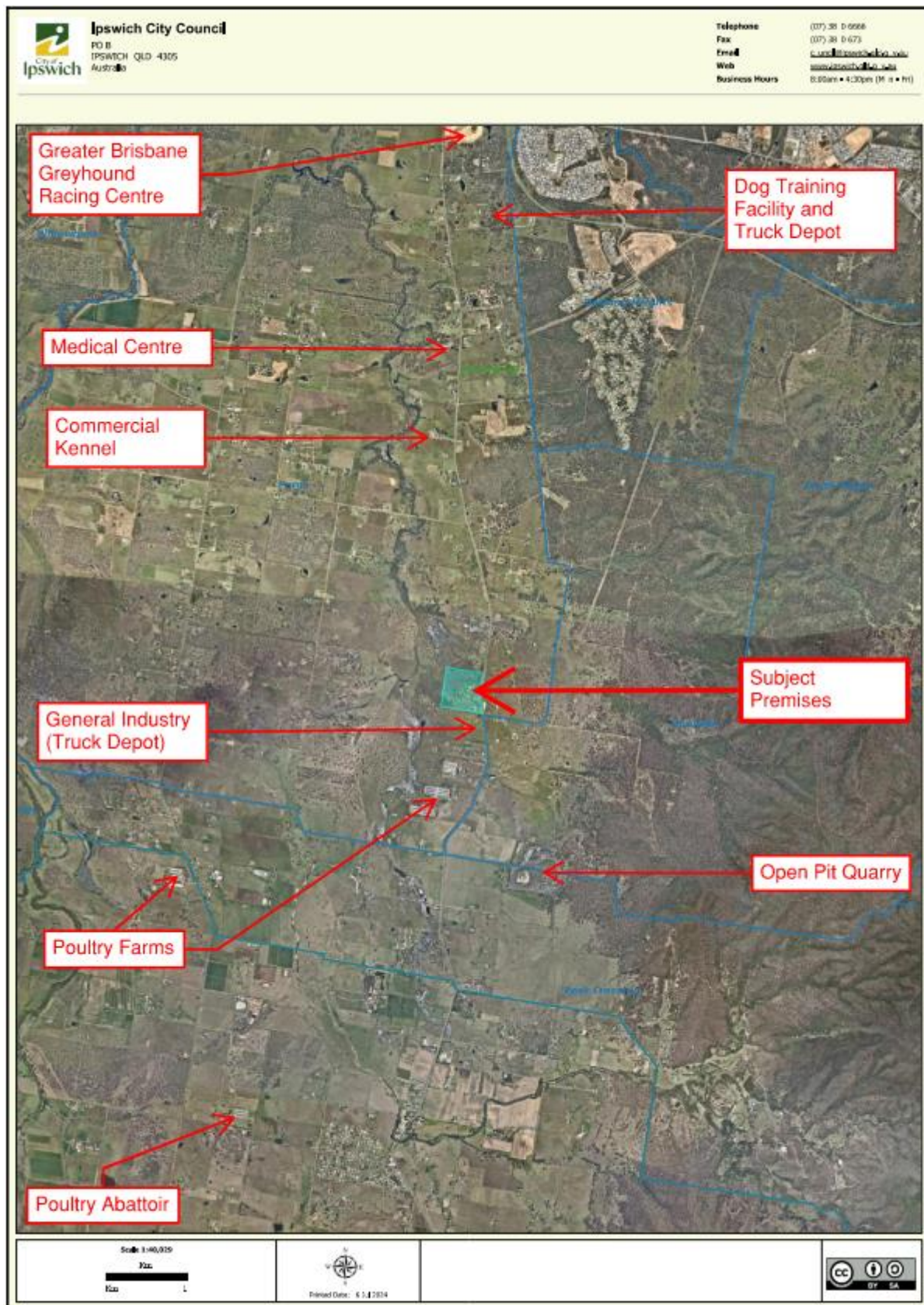
Vibrant and Growing

## **PURPOSE OF REPORT/BACKGROUND**

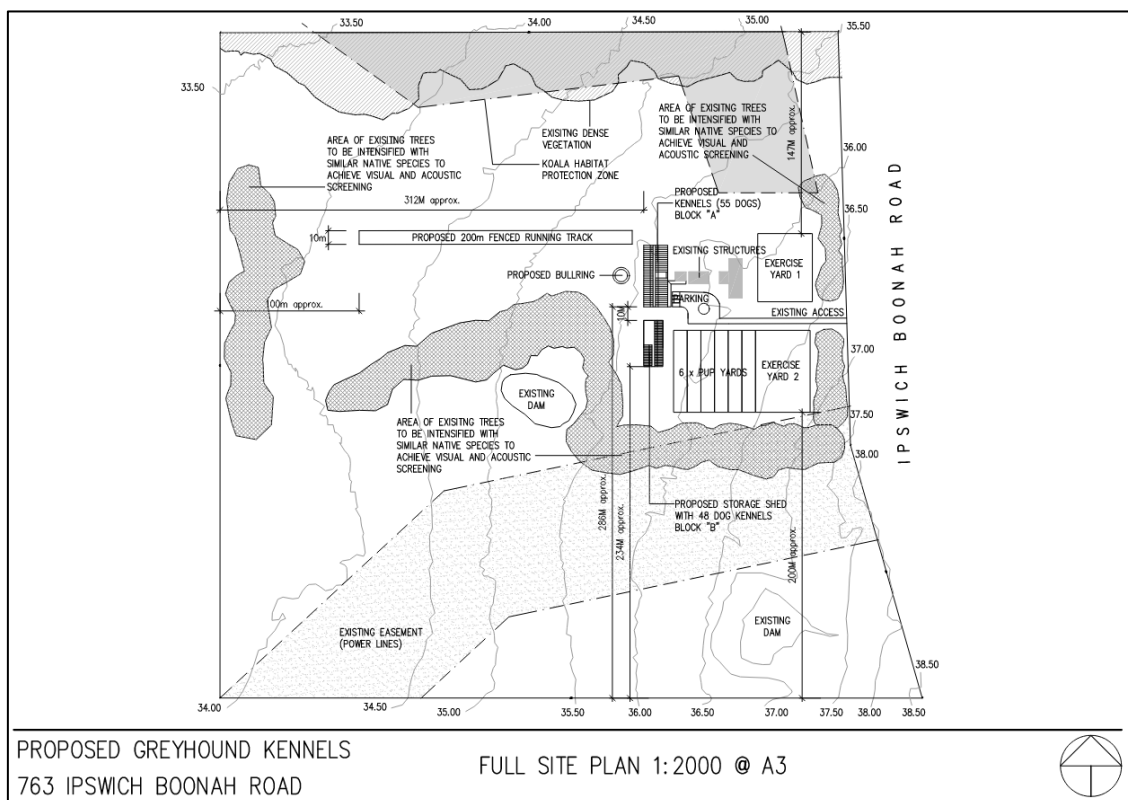
<b>SITE ADDRESS:</b>	763 Ipswich Boonah Road, PURGA QLD 4306
<b>APPLICATION TYPE:</b>	Material Change of Use
<b>PROPOSAL:</b>	Material Change of Use - Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility)
<b>ZONE:</b>	Rural Pastoral (Rural B)
<b>OVERLAYS:</b>	<ul style="list-style-type: none"><li>• OV13 High Voltage Electricity Transmission Lines</li><li>• OV5 Adopted Flood Regulation Line</li><li>• OV7A Building Height Restriction Area 90m</li><li>• OV7A Outer Horizontal Surface RL 176.5</li><li>• OV7B 13km Operational Airspace Buffer – Wildlife Attraction Restriction Area</li></ul>
<b>APPLICANT:</b>	Snow Catton Pty Ltd c/- Bplanned and Surveyed Pty Ltd
<b>OWNER:</b>	Snow Catton Pty Ltd
<b>EXISTING OR PROPOSED TRADING NAMES:</b>	Unknown
<b>APPLICATION NO:</b>	2129/2023/MCU
<b>AREA:</b>	22.86ha
<b>REFERRAL AGENCIES:</b>	<ul style="list-style-type: none"><li>• State Assessment Referral Agency (Concurrence Agency)</li><li>• Powerlink (Advice Agency)</li><li>• Queensland Racing Integrity Commission (Third Party Advice)</li></ul>
<b>EXISTING USE:</b>	Single Residential Dwelling
<b>PREVIOUS RELATED APPROVALS:</b>	Not applicable
<b>DATE RECEIVED:</b>	6 March 2023
<b>DECISION PERIOD START DATE:</b>	3 October 2023
<b>EXPECTED DETERMINATION DATE:</b>	29 August 2024



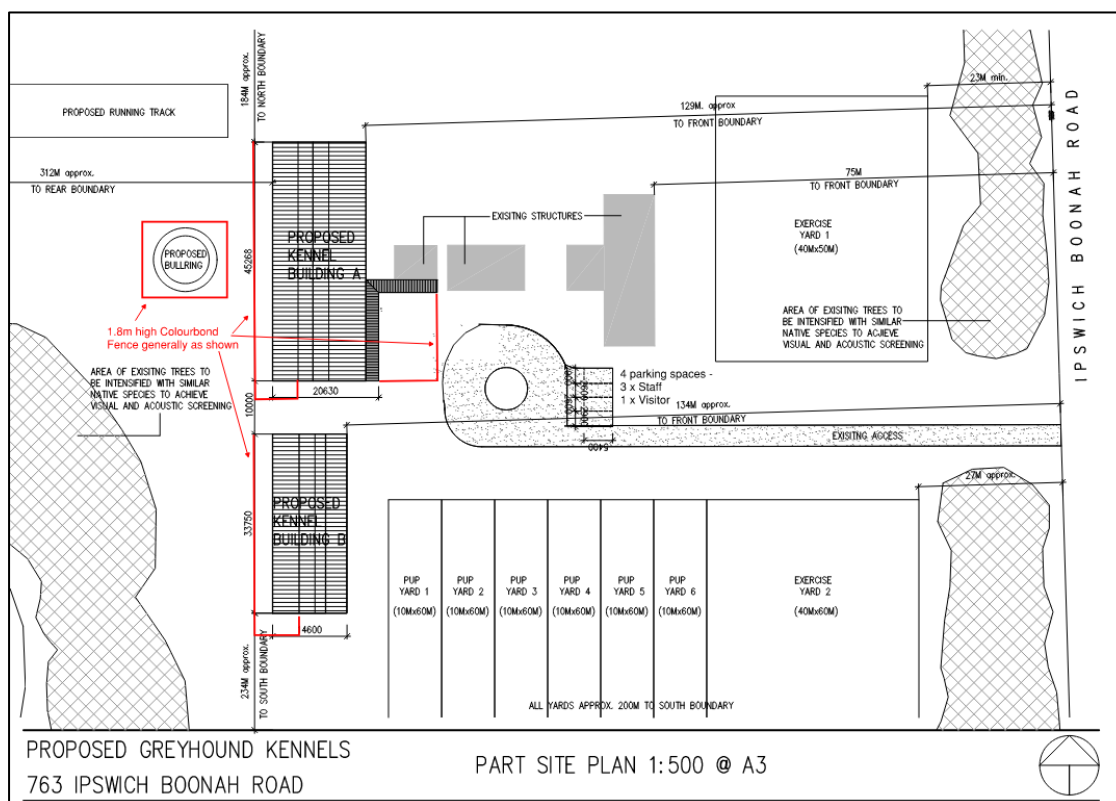
**LOCALITY PLAN:**



**PROPOSAL PLANS:**



**Figure 1 (above): Site Plan 1:2000**



**Figure 2 (above): Site Plan 1:500**

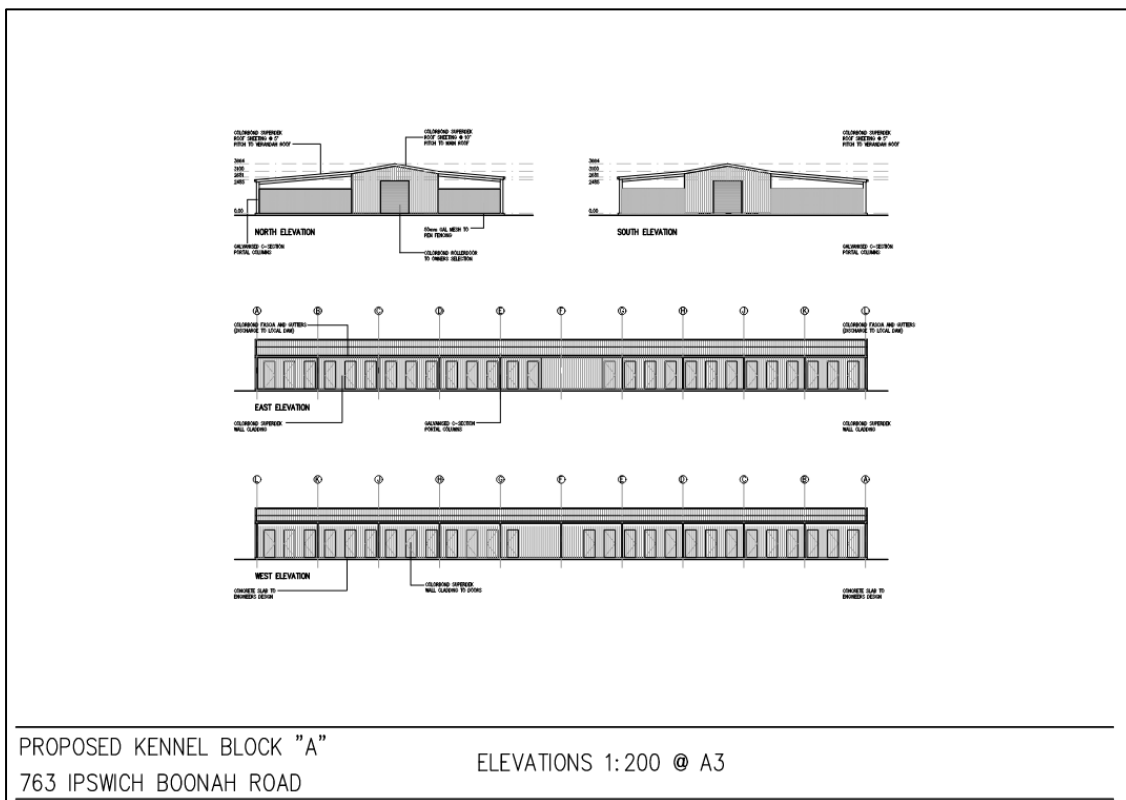


Figure 3 (above): Elevations (Kennel Block A)

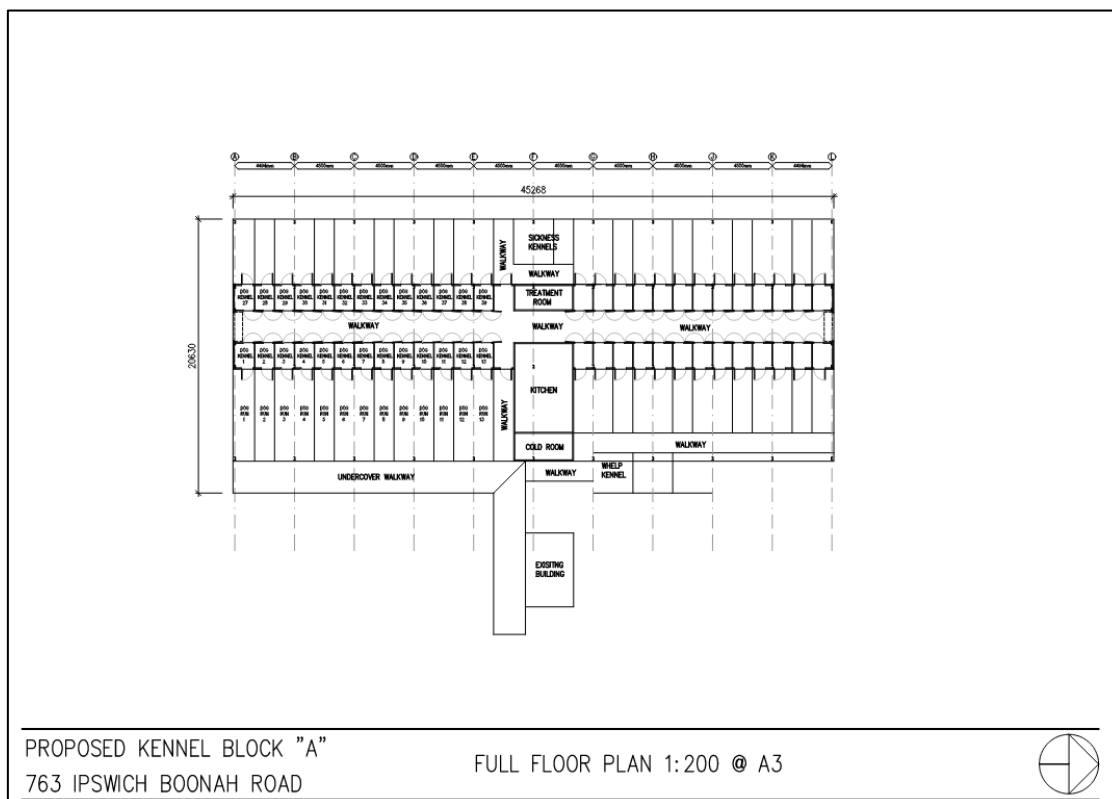


Figure 4 (above): Floor Plan (Kennel Block A)

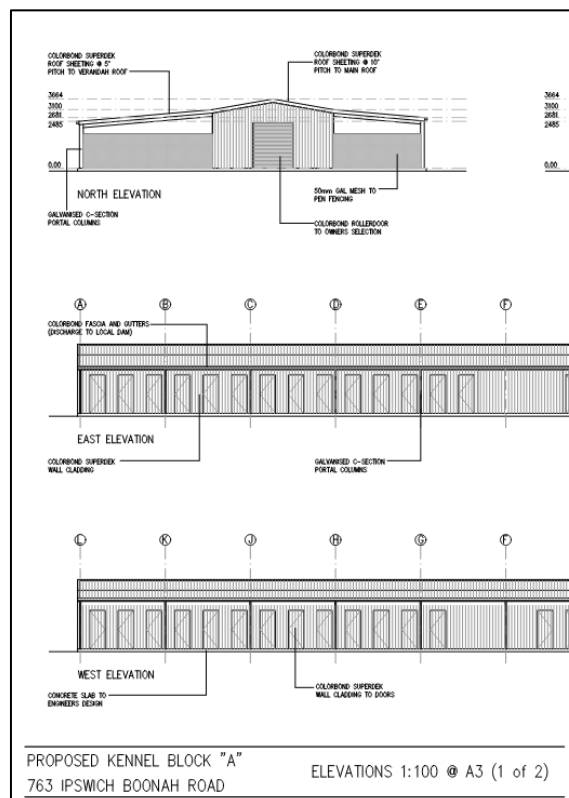


Figure 5 (above): Elevations (Kennel Block A)

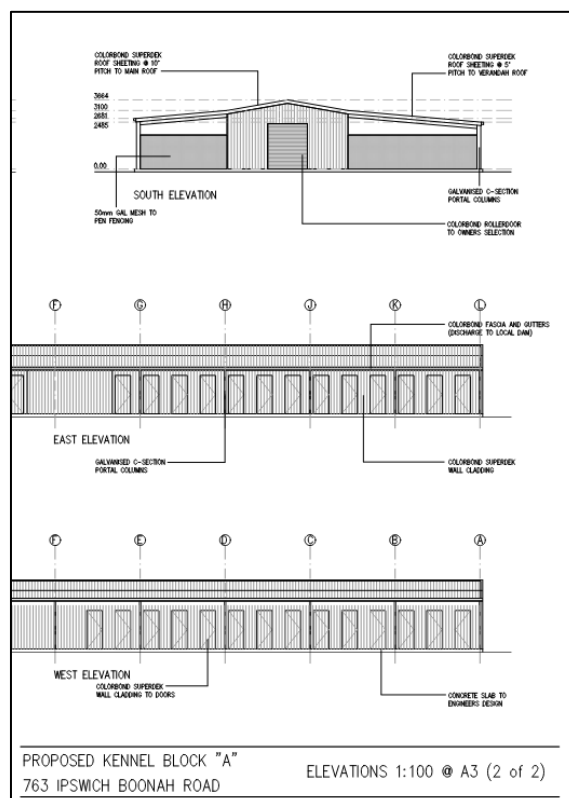


Figure 6 (above): Elevations (Kennel Block A)

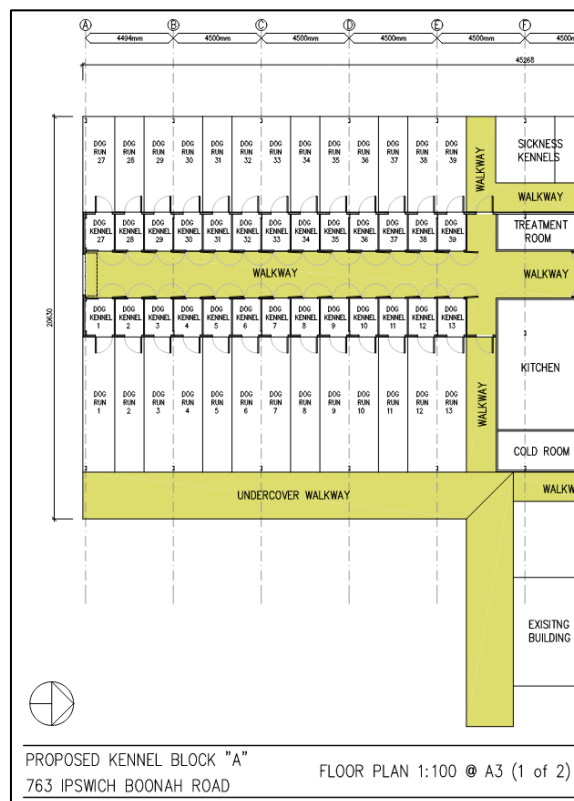


Figure 7 (above): Floor Plan (Kennel Block A)

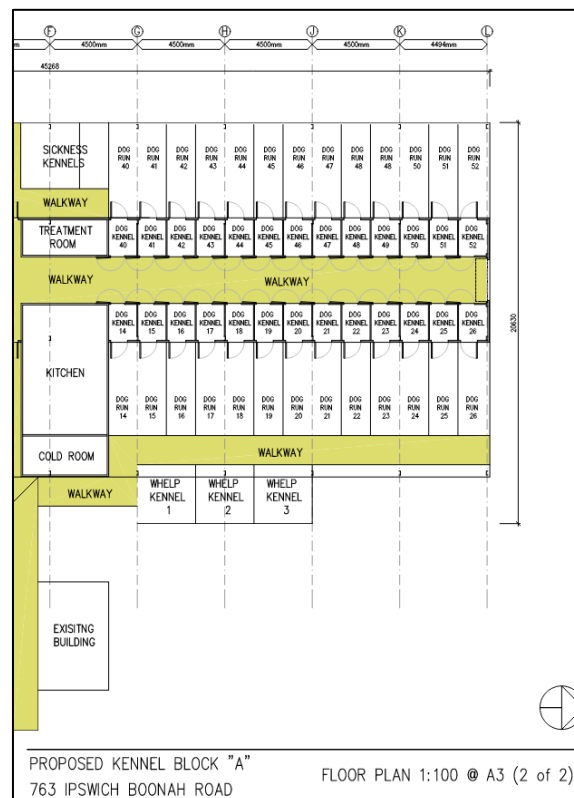


Figure 8 (above): Floor Plan (Kennel Block A)



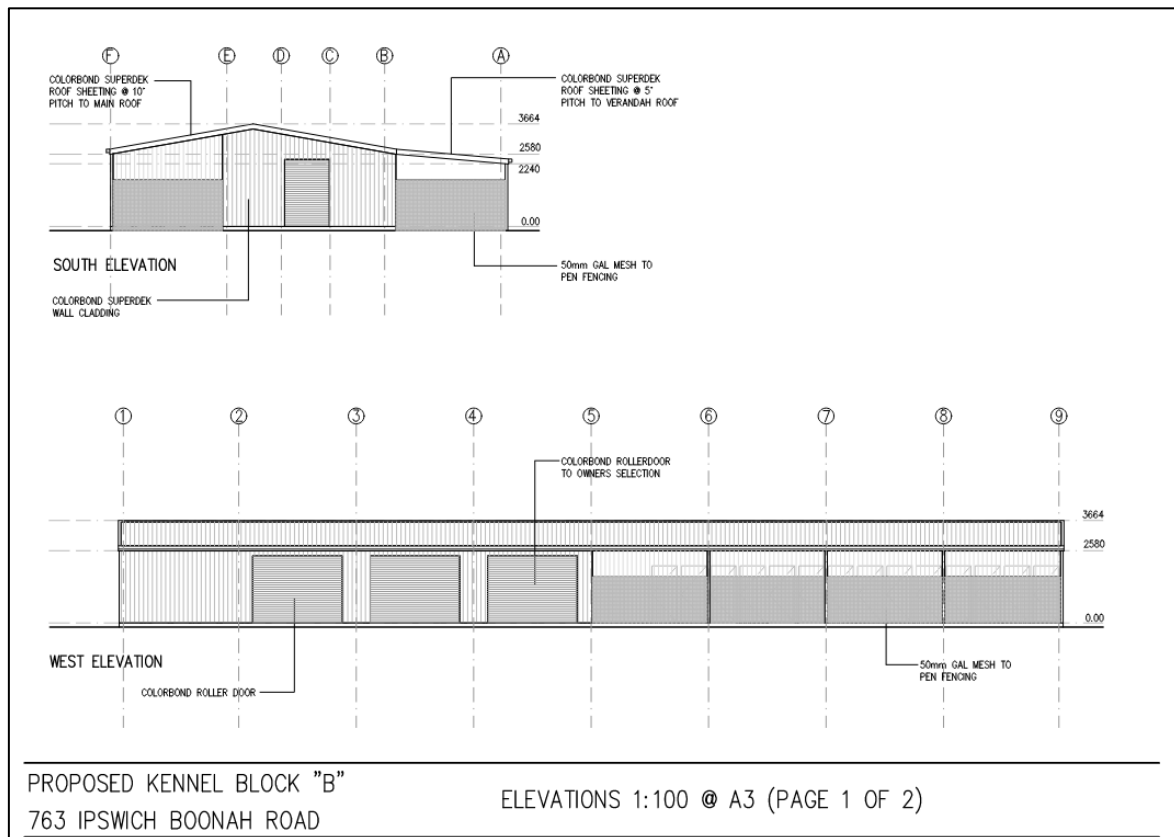


Figure 9 (above): Elevations (Kennel Block B)

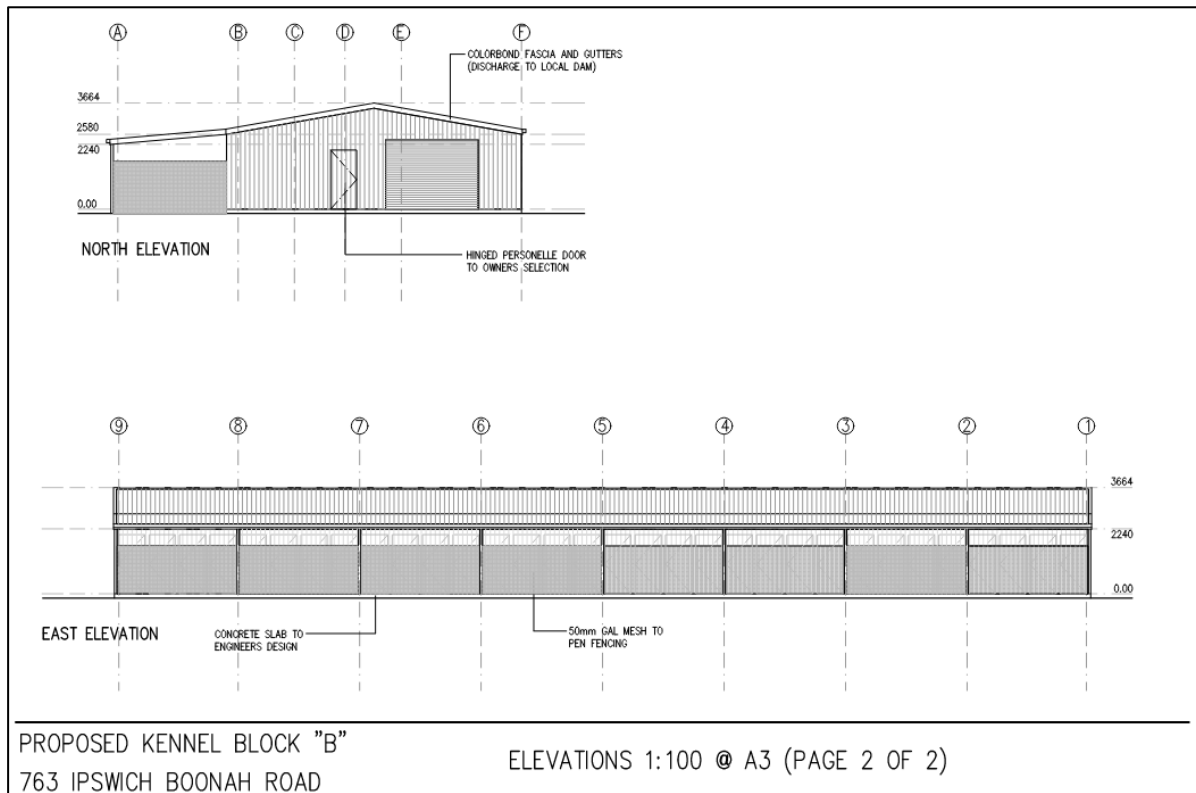


Figure 10 (above): Elevations (Kennel Block B)

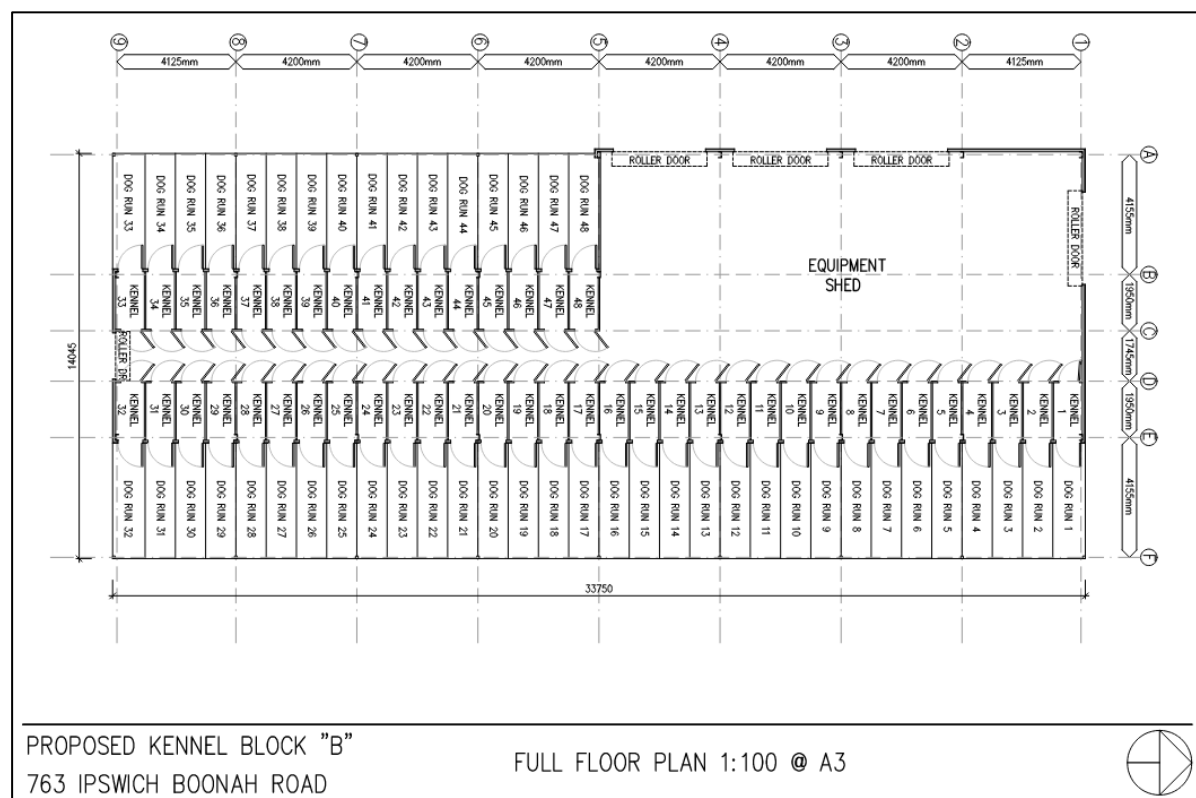


Figure 11 (above): Floor Plan (Kennel Block B)

#### SITE DETAILS AND SURROUNDING LAND USES:

The subject site is a 228,600m<sup>2</sup> (22.86ha) block of land located in the suburb of Purga, which is approximately 13km south of Ipswich. The site is bounded by rural land to the north and west (which are encumbered by residential dwellings), Strathmore Lane (unconstructed road reserve) to the south, and Ipswich Boonah Road to the east which provides formal access to the site.

Surrounding land uses include intensive animal husbandry, truck depots, and rural residential living which are generally accompanied by low-scale rural pursuit uses. Notably, the nearest dwelling is 297m to the north and the Greater Brisbane Greyhound Racing Centre is located approximately 6.5km north of the subject site on Ipswich Boonah Road.

The site itself is generally cleared with scarce vegetation, particularly in the northern regions and includes several scattered dams. There are several outbuildings proximate to an existing single residential dwelling which achieves vehicular access from Ipswich Boonah Road, a state-controlled road. A Powerlink easement traverses the site generally located in the south-eastern corner of the lot.

#### PROPOSAL:

The application seeks approval to operate for the purposes of Intensive Animal Husbandry in the form of a Greyhound Dog Breeding and Training Facility.

Up-to 125 Greyhounds (including pups) to be onsite at any one time for breeding and training purposes. The greyhounds are to be accommodated in blocks of kennels which are setback (at minimum) 129m from Ipswich Boonah Road to the east, 156m from the northern boundary, and 242m to any other boundary. 'Block A' consists of 55 kennels with associated dog runs, a kitchen, cold room, medical rooms and a whelp kennel; and 'Block B' consists of 48 kennels with associated dog run and a storage area.

In addition, the proposal includes the following features:

- Two (2) kennel blocks (Block A and Block B) consisting of a total of 103 kennels with attached, undercover dog runs.
- Six (6) 'pup yards' are located proximate to Block B and setback approximately 67m from Ipswich Boonah Road to the east, and at least 210m from any other boundary. The yards are 10m x 60m in area and adjoin each-other.
- Two (2) exercise yards setback approximately 23m from Ipswich Boonah Road to the east, 189m to the northern boundary, and at least 210m to any other boundary.
- A 200m fenced straight running track located approximately 100m east of the western boundary, and at least 145m from any other boundary. This track will only be utilised by dogs kennelled onsite for exercise/training purposes.
- A 'bullring' (a small circular training/racing track) approximately 12m in diameter and 10m west of kennel Block B.
- Four (4) parking spaces to be provided for staff and visitors.
- Four (4) onsite staff members and two (2) offsite staff members.
- Access to be provided via the existing residential access point and driveway. The driveway crossover is subject to State Assessment Referral Agency conditions as Ipswich Boonah Road is a state-controlled road.

Note: Only dogs kennelled onsite are permitted to use training facilities.

The use is proposed to operate as follows:

- Dogs released from kennels to yards from 6:00am.
- Dogs get a meal from 6:30am-7:00am.
- Dogs exercise periodically from 7:00am-4:30pm with meals throughout the day.
- All dogs are kennelled at 5:30pm.
- Dogs are taken outside at 8:30pm for toilet purposes and returned to kennel.

Note: Some operations are required to be staged to ensure no more than 40 dogs are outside their kennels at any one time.

### **Key Points:**

As detailed below, the application was Impact Assessable and therefore public notification was required pursuant to the *Planning Act 2016*. During the public notification period, Council received 6,223 submissions (after removing duplicates) during the public notification period. Notably, 6,162 submissions were received utilising pro-forma templates from two (2) animal welfare groups. Submission numbers are categorised below to clarify their characteristics:

- 5,023 properly made submissions were received

- 1,293 properly made submissions were Australian residents
- 57 properly made submissions were received from Ipswich residents
- 17 non pro-forma, properly made submissions were received from Ipswich residents

The primary concerns that were raised in the submissions included the following:

- Animal welfare
- Ecological impacts
- Noise management
- Property values
- Planning scheme non-compliance
- Risk-management
- Odour impacts
- Social impacts of gambling
- Community engagement
- Council's reputation
- Visual impacts
- Precedent for future applications

Below is a summary of how these matters have been addressed and/or appropriately resolved:

#### Animal Welfare

Animal welfare was the most consistent concern identified throughout the submissions. Due to the matters raised throughout the submissions, Council requested the Queensland Racing Integrity Commission to review the submissions summary letter and provide third-party advice/comment on relevant matters.

The Queensland Racing and Integrity Commission provided responses to relevant matters. This response has been accepted as third-party comment (see attached Third Party Advice - Queensland Racing and Integrity Commission).

Ipswich City Council's assessment and comment on animal welfare is limited as these matters, while important, are not assessable under the Queensland planning framework. Accordingly, reliance on such matters is regulated by the *Greyhound Australasia Rules* and administered by the Queensland Racing and Integrity Commission.

### Planning Scheme Non-Compliance

The application has been assessed against the assessment benchmarks as defined under the Ipswich Planning Scheme, any matters prescribed by regulation, and any other relevant matter.

The application has undergone a comprehensive assessment. Key assessment criteria have been discussed below.

### Ecological Impacts

The site is subject to a Koala Priority Area and Core Koala Habitat as per the Queensland State Government's Development Assessment Mapping System. However, the assessment of impacts to Koalas is devolved to Council. The Ecological Assessment (prepared by Greentape Solutions) submitted in support of the application identifies areas of mapped Core Koala Habitat and Threatened Ecological *Melaleuca irbyana* (Swamp Paperbark) communities as identified in Figure 12 below.

During the assessment of the application, the applicant was requested to ensure that all facilities associated with the proposed use are located a minimum of 50m setback from Core Koala Habitat and Threatened Ecological Communities in accordance with the assessment benchmarks contained in Schedule 11, Part 2, Section 4(1)b)(i) of the *Planning Regulation 2017* and the *Environment Protection and Biodiversity Conservation Act 1999*. The Ecological response to Council's information request generally demonstrated the possibility for safe koala movement through the site by way of Koala exclusion fencing installed around all areas where greyhounds are proposed to be housed, exercised, and trained; however, 'Exercise Yard 1' still remained within the 50m exclusion zone. Accordingly, the plans have been marked-up to reduce the size of 'Exercise Yard 1' to ensure compliance with this requirement.

Further to the above, the Ecological Assessment states that areas of the site will be landscaped (refer to the image presented in Figure 12 below) utilising locally endemic species to facilitate safe koala movement within the Koala Priority Area and mitigate potential impacts associated with the use. Vegetation retention, revegetation and landscaping conditions targeted to addressing this mitigation measure, have been imposed.

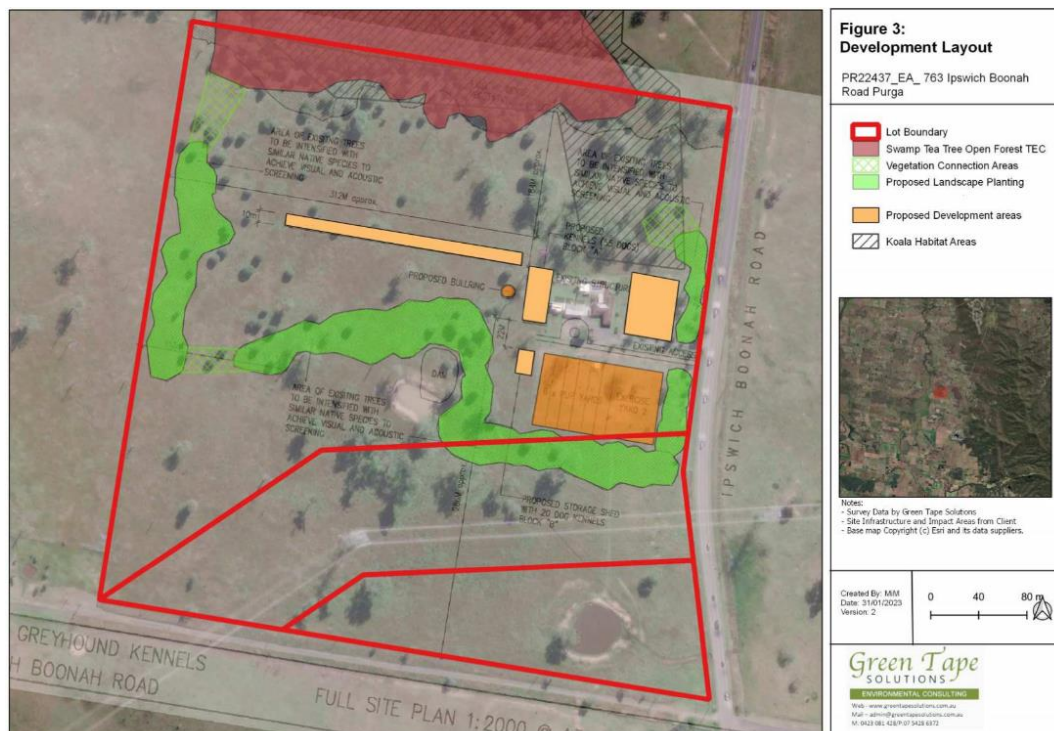


Figure 12. Landscaping Plan

In relation to wastewater impacts, the overall outcomes of the Rural B Zone Code and the Overall and Specific outcomes of the Intensive Animal Husbandry Code requires detail of how waste generated by the proposed use can be adequately managed to avoid significant adverse effects on the natural environment, including contamination risks to waterways and land. Potential impacts to areas of Core Koala Habitat and the critically Endangered Threatened Ecological Communities (TEC), from increased nutrient load or change in hydraulic regime, also required consideration.

The conceptual Wastewater Washdown system and drainage plans (SMT Engineers stormwater response) identify the separation of kennel washdown waters (with subsequent treatment through a system such as an Everard tank prior to land irrigation) from stormwater flows, which will be directed to the existing farm dam.

The updated Waste Management Plan JT Environmental (Rev G dated 2 August 2023) indicates that faeces will be collected up to 5 times per day and stored within dedicated bins located between Block A and Block B. Conditions have been recommended requiring an adequate waste service be provided to ensure waste storage does not result in nuisance odour or harbour or encourage pest/vermin.

The proposed waste and stormwater management system does not appear to significantly alter the current hydrological and nutrient regimes affecting areas of TEC.

A stormwater quality management condition has not been recommended. Rather a condition directing that washdown waters must not contaminate land and water, has been recommended.

### Noise Management

The Overall and Specific outcomes of the Intensive Animal Husbandry Code require demonstration of how noise associated with the proposed use can be adequately managed to ensure that the noise amenity of nearby residential receivers will not be adversely impacted.

The assessment manager reviewed three (3) revisions of a noise impact assessment submitted in support of the proposed use and, owing to numerous uncertainties, ambiguities, inconsistencies, and concerns regarding the quality of technical reporting within all reports submitted, a third-party peer review was sought. The third-party peer review comments reiterated Council's concerns and a third further advice letter was issued on 2 April 2024 incorporating these concerns.

In response, a fourth Noise Impact Assessment (NIA), dated 2 May 2024, was submitted to the assessment manager for review. Despite the extensive information request and response review process, several concerns remain with the fourth NIA (dated 2 May 2024), including how the proposed use could reasonably, feasibly, and practically operate in accordance with the operational management measures recommended within the NIA. Of note, the NIA recommends that when wind speeds exceed 5m/s in any direction, use of the training track should be prohibited and a maximum of 40 dogs should be permitted outside.

As part of Council's assessment, a review of Amberley's meteorological conditions (closest weather station receiver) between 9:00am and 3:00pm daily weather observations were undertaken. The Noise Impact Assessment recommendation would preclude use of the training track during an unknown number of hours on approximately 46% of days throughout the year (that are shown to have 3:00pm wind speeds exceeding 5m/s); interrogating this as a seasonal breakdown, represents 53% summer days and 64% of spring days. Further, the noise impact assessment recommendation would require the applicant to establish an automatic weather station on-site, complete with alarm notifications for rising wind speeds and on-site management actions when speeds exceeded 5 m/s. This level of operational management control is not considered reasonable for the nature and scale of the proposed use.

It is unclear from the report why the recommendation to prohibit use of the training track when winds >5m/s was made. However, due to the similar distance of the training track and pens from nearby receivers, it would appear unnecessary to preclude this specific activity when an overall limit has been placed on the total number of dogs utilising outdoor areas.

In response to the omissions and lack of transparency in the fourth NIA (dated 2 May 2024), to ascertain whether conditional approval could be considered for part of the proposed use a review of source noise data for similarly sized kennel operations was undertaken. Of note, in support of the fourth NIA report, the applicant compared a previous boarding kennel application at 451 Ipswich Boonah Road, Purga (application 5873/2018/MCU).

Council's review, in addition to that documented as part of the Assessment Manager Information Request dated 5 April 2023, incorporated:

- review of the relevant 1995 Court Order conditions pertaining to noise management at the Imparra Pet Motel (451 Ipswich Boonah Road);

- detailed interrogation of the noise impact assessment and information submitted in support of the 5873/2018/MCU expansion application (increasing the number of dogs to 128); and
- utilising the source noise data presented in the 5873/2018/MCU noise impact assessment to perform basic noise propagation “sanity check” calculations for the proposed use.

When considering the noise impact assessments, it is important to note the differences in the noise assessment approach utilised. The Imparra Pet Motel noise modelling exercise predicted noise impacts from 128 dogs by “factoring up” source noise level measurements obtained from the facility operating with 50 dogs boarded. The proposed greyhound use at 763 Ipswich Boonah Road is stated to have utilised a number of point sources based on sound levels measured from 10 large dogs.

Although the fourth submitted NIA (dated 2 May 2024) remains unclear as to exactly how the noise prediction model was configured, the comparative review suggests:

- When no adverse meteorological conditions were contributing to the potential enhancement of noise propagation from the site towards the nearest sensitive receivers, operation of the proposed use during daytime hours (7:00am-6:00pm) is likely to be able to comply with the established noise level goals;
- Noise level goals may be exceeded during evening and night-time hours (6pm-7am) if dogs were permitted outside of their kennels; and
- The order of noise levels likely to be experienced at nearby receivers to the proposed use appear to be equivalent with the approved kennels subject to 5873/2018/MCU.

Further to the above, the application material indicates that the proposed buildings are to be insulated internally utilising Poly TMXM bubble insulation. Although no acoustic attenuation detail was provided for review, the use of this material for thermal insulation is likely to have some acoustic attenuation benefits for when the dogs will be housed internally. In addition, the acoustic report recommends that dog cleaning, feeding, grooming, training, and exercise be restricted to the hours of 7am-6pm.

It should be noted that the site plans show 1.8m high colourbond screening fencing to be installed around the kennel runs and bullring. The response to Council’s Further Issues Letter indicates that the intent of this fencing is to limit the view of animals housed within the kennels and buildings to their surrounds thereby minimising distraction and excitation which may result in nuisance barking noise. The fencing is referenced in the acoustic report and stated to have no acoustic benefit.

Conditions have been recommended which incorporate operational restrictions requiring all dogs to be housed indoors during night-time hours, along with a restriction on the maximum number of dogs within outdoor areas at any time.

#### Property Values

Council’s assessment has ensured the proposed use achieves the Overall Outcomes of the Ipswich Planning Scheme which (at minimum), ensures the use is designed and managed to protect the character of the nearby area and maintain the rural amenity.



Nonetheless, as per s45(5)(b) of the *Planning Act 2016*, Council cannot have regard to a person's personal circumstances, financial or otherwise.

#### Risk-Management

Several submissions raised concerns if a dog was to escape and/or become diseased. These are an operational matter; however, the dogs are kept within fenced areas and whilst being moved around the grounds, are on leash. Disease concerns are regulated by the *Greyhound Australasia Rules* and administered by the Queensland Racing and Integrity Commission as per the Queensland Racing and Integrity Commission advice.

#### Dust and Odour Impacts

Conditions have been prepared requiring all parking, access, and manoeuvring areas to be constructed of concrete or bitumen.

The waste management plan proposes methods for storage of solid waste and treatment of washdown waters in areas which contain significant offset distances to nearest sensitive uses. Odours associated with the proposed use are therefore not expected to be significant.

#### Gambling

Ipswich City Council's assessment and comment on gambling is limited as these matters, while important, are not assessable under the Queensland planning framework. Accordingly, reliance on such matters is regulated by the *Wagering Act 1998*, which is administered by the Queensland Office of Liquor and Gaming Regulation.

#### Visual Impacts

The prominent structures of the proposed use are kennel block A and B which are 932m<sup>2</sup> and 494m<sup>2</sup> respectively, totalling a maximum height of 3.66m. As previously discussed, these blocks are setback (at minimum) 129m from Ipswich Boonah Road to the east, 150m from the northern boundary, and 242m to any other boundary. Structures of this scale are generally anticipated in Rural Areas. It is not uncommon for structures of this scale to be associated with an 'Agricultural' use, which are generally exempt from planning assessment. In addition to the above comments, the entire use area is generally screened as detailed below:

Updated Site Plans show 'areas of existing trees to be intensified with similar native species to achieve visual and acoustic screening' between use areas and areas visible to the public. These areas coincide with the recommendations of the Ecological Assessment, to mitigate potential impacts to koala populations within a Koala Priority Area. As such, conditions have been recommended requiring these areas to be landscaped, consistent with the recommendations of the Ecological Assessment.

The acoustic report does not contemplate any acoustic screening benefits from "vegetation". The benefits of "intensification" to existing trees are therefore considered to be limited to visual screening and koala habitat enhancement outcomes (as discussed under the "Natural Environment" heading, above).

It is noted that the submitted Landscape Concept Plan includes a proposed densely planted landscaped buffer to Ipswich Boonah Road, part of which coincides with the proposed landscaped areas recommended for koala habitat enhancement (refer to the image of Figure 12 in the Natural Environment discussion, above).

#### Precedent for Future Applications

Any future application will be assessed under the relevant planning framework.

#### Additional key points

- The proposal is anticipated to utilise approximately 11,348m<sup>2</sup> of area which accounts for 5% of the site area.
- Council's Environment Health Officers will be required to assess the design of the kennels and exercise yards as part of the relevant future commercial kennel and breeding licences. Conditions associated with the licence would address matters such as food storage, waste management, public health and health and welfare of the animals.
- To ensure compliance with the relevant benchmarks, it has been conditioned that the dwelling be demolished, or an application for a 'Caretaker Residence' be applied for as required under section 12.8.5 of the *Ipswich Planning Scheme*.

#### ASSESSMENT BENCHMARKS:

The application is Impact Assessable and has been assessed against the assessment benchmarks set out by the categorising instruments in accordance with section 45(5)(a)(i) of the *Planning Act 2016*.

The relevant assessment benchmarks which have been applied for the purposes of this assessment are as follows:

Categorising Instrument	Assessment Benchmarks
<i>Planning Regulation 2017</i> , Schedule 10	Part 9, division 1 – Infrastructure Related Referrals
State Planning Policy July 2017, Part E	Planning for liveable communities and housing Planning for economic growth Planning for environment and heritage Planning for safety and resilience to hazards Planning for infrastructure
<i>Ipswich Planning Scheme 2006</i>	Desired Environmental Outcomes and Performance Indicators (Part 3) Rural Areas Code (Part 10, division 3 and division 5 – Rural B (Pastoral) Zone)

	<p>Character Places Overlays Code (Part 11, division 3)</p> <p>Development Constraints Overlays Code (Part 11, division 4)</p> <p>Intensive Animal Husbandry Code (Part 12, division 8)</p> <p>Parking Code (Part 12, division 9)</p> <p>Local Government Infrastructure Plan (Part 13)</p>
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The application was found to comply with the assessment benchmarks applying to the development or can be conditioned to comply.

**OTHER MATTERS GIVEN REGARD:**

The assessment must give regard to the relevant matters identified in section 31 of the *Planning Regulation 2017* and in accordance with section 45(5)(a)(ii) of the *Planning Act 2016*.

The application was given regard to, the following matters:

Relevant matter	Given regard to
<i>Planning Regulation 2017, s31(1)(b)</i>	<p>(i) the strategic outcomes for the local government area stated in the planning scheme; and</p> <p>(ii) the purpose statement stated in the planning scheme for the zone and any overlay applying to the premises under the planning scheme; and</p> <p>(iii) the strategic intent and desired regional outcomes stated in the regional plan for a region; and</p> <p>(iv) the State Planning Policy, parts C and D; and (v) for premises designated by the Minister—the designation for the premises; and</p>
<i>Planning Regulation 2017, s31(1)(f)</i>	any development approval for, and any lawful use of, the premises or adjacent premises; and
<i>Planning Regulation 2017, s31(1)(g)</i>	the common material.

**OTHER RELEVANT MATTERS:**

In accordance with section 45(5)(b) of the *Planning Act 2016*, the assessment may be carried out against, or having regard to, any other relevant matter other than a person's personal circumstances, financial or otherwise. In this instance, the assessment had regard to the following:

- The current relevance of the assessment benchmarks in light of changed circumstances: The Draft Ipswich Plan 2024, that completed formal public consultation in July 2023, has proposed the use to be Code Assessable; and

- Absence or mitigation of negative impacts: Amenity impacts relating to noise, odour and other matters raised in the assessment and submissions are appropriately addressed by the development and conditions of approval.

**NOTICE ABOUT THE DECISION (STATEMENT OF REASONS):**

In accordance with section 63 of the *Planning Act 2016*, a 'notice about the decision' is required for this application. Accordingly, a Statement of Reasons is included with this decision. This Statement of Reasons provides the justification for Council's decision.

**INFRASTRUCTURE CHARGES AND INFRASTRUCTURE AGREEMENTS:**

In accordance with the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2024, no infrastructure charges are applicable for 'Intensive Animal Husbandry'.

**SIGNIFICANT COMMUNITY DEVELOPMENT OUTCOMES:**

Not applicable.

**LEGAL IMPLICATIONS**

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

*Planning Act 2016*

*Planning Regulation 2017*

**POLICY IMPLICATIONS**

Not applicable.

**RISK MANAGEMENT IMPLICATIONS**

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

**PURSUANT TO THE DA RULES THE DUE DATE TO MAKE A DECISION ON THIS APPLICATION IS 29 AUGUST 2024 (WHICH INCLUDES AN EXTENDED DECISION PERIOD WITH AGREEMENT BY THE APPLICANT). THE APPLICANT COULD LODGE A DEEMED REFUSAL APPEAL IN THE PLANNING AND ENVIRONMENT COURT IF THE DECISION NOTICE IS NOT ISSUED TO THE APPLICANT BY 29 AUGUST 2024. UPON ISSUING THE DECISION NOTICE THE APPLICANT AND/OR SUBMITTERS MAY CHOOSE TO APPEAL THE COUNCIL'S DECISION IN THE PLANNING AND ENVIRONMENT COURT**

**FINANCIAL/RESOURCE IMPLICATIONS**

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

**COMMUNITY AND OTHER CONSULTATION**

**REFERRAL AGENCIES**

State Assessment Referral Agency

The application was referred to the State Assessment Referral Agency (SARA) as Ipswich Boonah Road is a State-controlled road. On 10 August 2023, the SARA provided a response to Council with conditions relating to the driveway crossover and stormwater management.

#### Powerlink

The application was referred to Powerlink as part of the premises (southern portion) is subject to a transmission entity easement which is part of the transmission supply network. On 2 May 2023, Powerlink provided a response as an advice agency which did not raise any concerns for the proposal.

#### Queensland Racing and Integrity Commission

The application was referred to the Queensland Racing and Integrity Commission (QIRC) for third-party advice owing to submissions primarily relating to animal welfare concerns. On 13 October 2023, the QIRC provided a third-party comment as discussed throughout this report.

#### PUBLIC NOTIFICATION

Public notification of this application was undertaken pursuant to the *Planning Act 2016*. The applicant undertook public notification from 24 August 2023 to 14 September 2023 for a period of 15 business days. Council received 5,023 properly made submissions (after removing duplicates); noting 57 properly made submissions were received from residents of Ipswich and 17 non-pro-forma, properly made submissions were received from Ipswich residents. A summary of the matters raised in the submissions include:

Matter raised	How matters were dealt with in reaching a decision
<p>Animal Industry/Welfare</p> <ul style="list-style-type: none"> <li>• The Greyhounds will be subject to abuse.</li> <li>• Overbreeding concerns.</li> <li>• Poor living conditions.</li> <li>• Greyhound racing funding concerns.</li> </ul>	<p>Animal welfare was the most consistent concern throughout the submissions. Due to the matters raised throughout the submissions, Council requested the Queensland Racing and Integrity Commission to review the submissions summary letter and provide third-party advice/comment on relevant matters.</p> <p>The Queensland Racing and Integrity Commission provided responses to relevant matters. This response has been accepted as third-party comment (see attached Third Party Advice - Queensland Racing and Integrity Commission).</p> <p>Ipswich City Council's assessment and comment on animal welfare is limited as these matters, while important, are not assessable under the Queensland planning framework. Accordingly, reliance on such matters is regulated by the Greyhound Australasia Rules and administered by the Queensland Racing and Integrity Commission.</p>

<p>Ecological Impacts</p> <ul style="list-style-type: none"> <li>• Proximity to Koala habitat</li> <li>• Proximity to significant flora</li> </ul>	<p>The site is subject to a Koala Priority Area and Core Koala Habitat as per the Queensland State Government's Development Assessment Mapping System. However, the assessment of impacts to Koalas is devolved to Council. The Ecological Assessment (prepared by Greentape Solutions) submitted in support of the application identifies areas of mapped Core Koala Habitat and Threatened Ecological <i>Melaleuca irbyana</i> (Swamp Paperbark) communities.</p> <p>During the assessment of the application, the applicant was requested to ensure that all facilities associated with the proposed use are located a minimum of 50m setback from Core Koala Habitat and Threatened Ecological Communities in accordance with the assessment benchmarks contained in Schedule 11, Part 2, Section 4(1)b)(i) of the <i>Planning Regulation 2017</i> and the <i>Environment Protection and Biodiversity Conservation Act 1999</i>. The Ecological response to Council's information request generally demonstrated the possibility for safe koala movement through the site by way of Koala exclusion fencing installed around all areas where greyhounds are proposed to be housed, exercised and trained; however, 'Exercise Yard 1' still remained within the 50m exclusion zone. Accordingly, the plans have been marked-up to reduce the size of 'Exercise Yard 1' to ensure compliance with this requirement.</p> <p>Further to the above, the Ecological Assessment states that areas of the site will be landscaped (refer to the image presented in Figure 12 below) utilising locally endemic species to facilitate safe koala movement within the Koala Priority Area and mitigate potential impacts associated with the use. Vegetation retention, revegetation and landscaping conditions targeted to addressing this mitigation measure, have been imposed.</p> <div data-bbox="616 1509 1372 2031"> <p><b>Figure 3: Development Layout</b></p> <p>PR22437 EA, 763 Ipswich Boonah Road Purga</p> <ul style="list-style-type: none"> <li>Lot Boundary</li> <li>Swamp Box Tree Open Forest TEC</li> <li>Vegetation Connection Areas</li> <li>Proposed Landscape Planting</li> <li>Proposed Development areas</li> <li>Koala Habitat Areas</li> </ul> <p>Created by: BMS Date: 31/07/2023 Version: 1</p> <p>Green Tape SOLUTIONS</p> <p>100% COMPLIANCE 100% PROTECTION 100% RESTORATION</p> </div>
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	<p>In relation to wastewater impacts, the overall outcomes of the Rural B Zone Code and the Overall and Specific outcomes of the Intensive Animal Husbandry Code requires detail of how waste generated by the proposed use can be adequately managed to avoid significant adverse effects on the natural environment, including contamination risks to waterways and land. Potential impacts to areas of Core Koala Habitat and the critically Endangered Threatened Ecological Communities, from increased nutrient load or change in hydraulic regime, also required consideration.</p> <p>The conceptual Wastewater Washdown system and drainage plans (SMT Engineers stormwater response) identify the separation of kennel washdown waters (with subsequent treatment through a system such as an Everard tank prior to land irrigation) from stormwater flows, which will be directed to the existing farm dam.</p> <p>The updated Waste Management Plan JT Environmental (Rev G dated 2 August 2023) indicates that faeces will be collected up to 5 times per day and stored within dedicated bins located between Block A and Block B. Conditions have been recommended requiring an adequate waste service be provided to ensure waste storage does not result in nuisance odour or harbour or encourage pest/vermin.</p> <p>The proposed waste and stormwater management system does not appear to significantly alter the current hydrological and nutrient regimes affecting areas of TEC.</p> <p>A stormwater quality management condition has not been recommended. Rather a condition directing that washdown waters must not contaminate land and water, has been recommended.</p>
<p>Noise Management</p> <ul style="list-style-type: none"> <li>Proximity to existing residents will impact on amenity.</li> </ul>	<p>The Overall and Specific outcomes of the Intensive Animal Husbandry Code require demonstration of how noise associated with the proposed use can be adequately managed to ensure that the noise amenity of nearby residential receivers will not be adversely impacted. Notably, the nearest residential receiver is approximately 300m away.</p> <p>Whilst undertaking an assessment of the application, the assessment manager reviewed three (3) revisions of a noise impact assessment submitted in support of the proposed use and, owing to numerous uncertainties, ambiguities, inconsistencies and the poor quality of technical reporting</p>



	<p>within all reports submitted, a third-party peer review was sought. The third-party peer review comments reiterated Council's concerns and a third further advice letter was issued on 2 April 2024 incorporating these concerns.</p> <p>In response, a fourth Noise Impact Assessment (NIA), dated 2 May 2024, was submitted to the assessment manager for review. Despite the extensive information request and response review process, several concerns remain with the fourth NIA (dated 2 May 2024) including how the proposed use could reasonably, feasibly and practically operate in accordance with the operational management measures recommended within the NIA. Of note, the NIA recommends that when wind speeds exceed 5m/s in any direction, use of the training track should be prohibited and a maximum of 40 dogs should be permitted outside.</p> <p>As part of Council's assessment, a review of Amberley's meteorological conditions (closest weather station receiver) between 9:00am and 3:00pm daily weather observations were undertaken. The Noise Impact Assessment recommendation would preclude use of the training track during an unknown number of hours on approximately 46% of days throughout the year (that are shown to have 3:00pm wind speeds exceeding 5m/s); interrogating this as a seasonal breakdown, represents 53% summer days and 64% of spring days. Further, the noise impact assessment recommendation would require the applicant to establish an automatic weather station on-site, complete with alarm notifications for rising wind speeds and on-site management actions when speeds exceeded 5 m/s. This level of operational management controls is not considered reasonable for the nature and scale of the proposed use.</p> <p>It is unclear from the report why the recommendation to prohibit use of the training track when winds &gt;5m/s was made. However, due to the similar distance of the training track and pens from nearby receivers it would appear unnecessary to preclude this specific activity when an overall limit has been placed on the total number of dogs utilising outdoor areas.</p> <p>In response to the omissions and lack of transparency in the fourth NIA (dated 2 May 2024), to ascertain whether conditional approval could be considered for part of the proposed use, a review of source noise data for similarly sized kennel operations was undertaken. Of note, in support of the fourth NIA report, the applicant compared a previous boarding</p>
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	<p>kennel application at 451 Ipswich Boonah Road, Purga (application 5873/2018/MCU).</p> <p>Council's review, in addition to that documented as part of the Assessment Manager Information Request dated 5 April 2023, incorporated:</p> <ul style="list-style-type: none"> <li>- review of the relevant 1995 Court Order conditions pertaining to noise management at the Imparra Pet Motel (451 Ipswich Boonah Road);</li> <li>- detailed interrogation of the noise impact assessment and information submitted in support of the 5873/2018/MCU expansion application (increasing the number of dogs to 128); and</li> <li>- utilising the source noise data presented in the 5873/2018/MCU noise impact assessment to perform basic noise propagation "sanity check" calculations for the proposed use.</li> </ul> <p>When considering the noise impact assessments, it is important to note the differences in the noise assessment approach utilised. The Imparra Pet Motel noise modelling exercise predicted noise impacts from 128 dogs by "factoring up" source noise level measurements obtained from the facility operating with 50 dogs boarded. The proposed greyhound use at 763 Ipswich Boonah Road is stated to have utilised a number of point sources based on sound levels measured from 10 large dogs.</p> <p>Although the fourth submitted NIA (dated 2 May 2024) remains unclear as to exactly how the noise prediction model was configured, the comparative review suggests:</p> <ul style="list-style-type: none"> <li>- When no adverse meteorological conditions were contributing to the potential enhancement of noise propagation from the site towards the nearest sensitive receivers, operation of the proposed use during daytime hours (7:00am-6:00pm) is likely to be able to comply with the established noise level goals;</li> <li>- Noise level goals may be exceeded during evening and night-time hours (6pm-7am) if dogs were permitted outside of their kennels; and</li> <li>- The order of noise levels likely to be experienced at nearby receivers to the proposed use appear to be equivalent to the approved kennels subject to 5873/2018/MCU.</li> </ul> <p>Further to the above, the application material indicates that the proposed buildings are to be insulated internally utilising Poly</p>
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	<p>TMXM bubble insulation. Although no acoustic attenuation detail was provided for review, the use of this material for thermal insulation is likely to have some acoustic attenuation benefits for when the dogs will be housed internally. In addition, the acoustic report recommends that dog cleaning, feeding, grooming, training, and exercise is restricted to the hours of 7am-6pm.</p> <p>It should be noted that the site plans show a 1.8m high colourbond screening fencing to be installed around the kennel runs and bullring. The response to Council's Further Issues Letter indicates that the intent of this fencing is to limit the view of animals housed within the kennels and buildings to their surrounds thereby minimising distraction and excitation which may result in nuisance barking noise. The fencing is referenced in the acoustic report and stated to have no acoustic benefit.</p> <p>Conditions have been recommended which incorporate operational restrictions requiring all dogs to be housed indoors during night-time hours, along with a restriction to the maximum number of dogs within outdoor areas at any time.</p>
<p><b>Risk-Management</b></p> <ul style="list-style-type: none"> <li>• Dogs may escape and cause harm to adjoining residents and/or animals.</li> <li>• Disease may spread to adjoining residents and/or animals.</li> </ul>	<p>Several submissions raised concerns if a dog was to escape and/or become diseased. These are an operational matter; however, the dogs are kept within fenced areas and whilst being moved from around the grounds, are on leash. Further, disease concerns are regulated by the Greyhound Australasia Rules and administered by the Queensland Racing and Integrity Commission as per the Queensland Racing and Integrity Commission advice.</p>
<p><b>Dust and Odour Impacts</b></p> <ul style="list-style-type: none"> <li>• The use will generate dust and odour which will impact on nearby residents.</li> </ul>	<p>Engineering conditions have been prepared requiring that all parking, access, and manoeuvring areas are constructed of concrete or bitumen.</p> <p>The waste management plan proposes methods for storage of solid waste and treatment of washdown waters in areas which contain significant offset distances to nearest sensitive uses. Odours associated with the proposed use are therefore not expected to be significant.</p>
<p><b>Visual Impacts</b></p> <ul style="list-style-type: none"> <li>• The use will impact on the visual amenity of the area.</li> </ul>	<p>The prominent structures of the proposed use are kennel block A and B which are 932m<sup>2</sup> and 494m<sup>2</sup> respectively, totalling a maximum height of 3.66m. As previously discussed, these blocks are setback (at minimum) 129m from Ipswich Boonah Road to the east, 150m from the northern boundary, and 242m to any other boundary. These structures are generally anticipated in Rural Areas. Specifically, if the proposed use</p>

	<p>were to be defined as an ‘Agricultural’ use under the Ipswich Planning Scheme, these structures may be exempt from planning assessment. In addition to the above comments, the entire use area is generally screened as detailed below:</p> <p>Updated Site Plans show ‘areas of existing trees to be intensified with similar native species to achieve visual and acoustic screening’ between use areas and areas visible by the public. These areas coincide with the recommendations of the Ecological Assessment, to mitigate potential impacts to koala populations within a Koala Priority Area. As such, conditions have been recommended requiring these areas be landscaped, consistent with the recommendations of the Ecological Assessment.</p> <p>The acoustic report does not contemplate any acoustic screening benefits from “vegetation”. The benefits of “intensification” to existing trees are therefore considered to be limited to visual screening and koala habitat enhancement outcomes (as discussed under the “Natural Environment” heading, above).</p> <p>It is noted that the submitted Landscape Concept Plan includes a proposed densely planted landscaped buffer to Ipswich Boonah Road, part of which coincides with the proposed landscaped areas recommended for koala habitat enhancement (refer to the image above in the Ecological Impacts discussion).</p>
<p>Property Values</p> <ul style="list-style-type: none"> <li>Surrounding property values will diminish if the application is approved.</li> </ul>	<p>Council’s assessment has ensured the proposed use achieves the Overall Outcomes of the Ipswich Planning Scheme which (at minimum), ensures the use is designed and managed to protect the character of the nearby area and maintain the rural amenity.</p> <p>Nonetheless, as per s45(5)(b) of the <i>Planning Act 2016</i>, Council cannot have regard to a person’s personal circumstances, financial or otherwise.</p>
<p>Gambling</p> <ul style="list-style-type: none"> <li>The use will encourage gambling which impact on Ipswich’s society.</li> </ul>	<p>Ipswich City Council’s assessment and comment on gambling is limited as these matters, while important, are not assessable under the Queensland planning framework. Accordingly, reliance on such matters is regulated by the <i>Wagering Act 1998</i>, which is administrated by the Queensland Office of Liquor and Gaming Regulation.</p>
<p>Precedent for Future Applications</p> <ul style="list-style-type: none"> <li>Approving the application will set</li> </ul>	<p>Any future application will be assessed under the relevant planning framework.</p>

a precedence of approvals for future likewise applications.	
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## CONCLUSION





An assessment of the proposal as described above has been undertaken and it has been determined that the Material Change of Use – Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility) at 763 Ipswich Boonah Road, Purga, generally complies with the assessment benchmarks or can be conditioned to comply. It is therefore recommended that the development application be decided in accordance with the recommendation and attachments of this report.

## HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Decision to approve development application number 2129/2023/MCU.
(b) What human rights are affected?	<p>The applicant is a company and therefore does not have human rights under the Human Rights Act 2019.</p> <p><u>Privacy and reputation (s25 of the Human Rights Act 2019):</u> 4,688 properly made submissions was received during the public notification period for the application and therefore Council has an obligation to consider human rights in relation to the submitters. The submitters do have appeal rights pursuant to the <i>Planning Act 2016</i>.</p> <p>The proposed decision does not have the potential to restrict or interfere with the right to privacy because before a person makes a submission regarding a development application they are provided advance notice (via Council's website) that it is a requirement under the <i>Planning Act 2016</i> that contact details of all properly made submitters be included on any decision notice and therefore they have the ability to consider whether to proceed with making a submission in spite of the legislatively required disclosure of their personal information.</p>

	<p>In acknowledging a properly made submission, Council provides a letter to submitters advising them of this statutory requirement.</p> <p>In the instance, the submitter's personal information is already published on Development.i as the submitter did not advise Council that they did not want their personal information to be published (this opportunity is provided upon lodgement of submission). The submitter may request that the information be removed from Development.i and may also choose to withdraw their properly made submission should they not want their details to be included on the decision notice in accordance with statutory requirements.</p>
(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.	2129/2023/MCU Decision Notice (DRAFT) <a href="#">↓</a> 
2.	2129/2023/MCU Approval Plans (DRAFT) <a href="#">↓</a> 
3.	2129/2023/MCU Properly Made Submitters List <a href="#">↓</a> 
4.	2129/2023/MCU Statement of Reasons (DRAFT) <a href="#">↓</a> 

Blake O'Neill

**SENIOR PLANNER (DEVELOPMENT)**

I concur with the recommendations contained in this report.

Nikki Morrison

**DEVELOPMENT ASSESSMENT WEST MANAGER**

I concur with the recommendations contained in this report.

Greg Potter

**MANAGER, DEVELOPMENT PLANNING**

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”***

Your reference  
Our reference 2129/2023/MCU:BO  
Contact Officer Blake O'Neill  
Telephone 07 3810 6554



**Ipswich City Council**

1 Nicholas Street  
PO Box 191  
IPSWICH QLD 4305

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Snow Catton Pty Ltd  
[da@bplanned.com.au](mailto:da@bplanned.com.au)

**Decision date**

Dear Sir/Madam

Re: Development Application – Approval  
Application No: 2129/2023/MCU  
Proposal: Material Change of Use - Intensive Animal Husbandry (Greyhound  
Dog Breeding and Training Facility)  
Property Location: 763 Ipswich Boonah Road, PURGA QLD 4306

I refer to the above development application which was decided on **decision date**.

Enclosed with this letter is the Decision Notice, including:

- Assessment Manager's Conditions
- Properly Made Submissions List
- Approved Plans
- Referral Agency Responses
- Appeal Rights

If you have any queries regarding this application, please contact Blake O'Neill on the telephone number listed above.

Yours faithfully

Nikki Morrison  
DEVELOPMENT ASSESSMENT WEST MANAGER

CC.  
Queensland Government State Assessment Referral Agency (SARA)  
[ipswichSARA@dsdmip.qld.gov.au](mailto:ipswichSARA@dsdmip.qld.gov.au)  
Powerlink  
[property@powerlink.com.au](mailto:property@powerlink.com.au)

Our Reference 2129/2023/MCU:BO  
Contact Officer Blake O'Neill  
Telephone 07 3810 6554



**Decision date**

DECISION NOTICE APPROVAL  
(Given under section 63(2) of the *Planning Act 2016*)

**Applicant details**

Applicant name: Snow Catton Pty Ltd  
Applicant contact details: [da@bplanned.com.au](mailto:da@bplanned.com.au)

**Application details**

Application number: 2129/2023/MCU  
Application type: Material Change of Use  
Description of proposed development: Material Change of Use - Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility)  
Date application received: 6 March 2023

**Site details**

Property location: 763 Ipswich Boonah Road, PURGA QLD 4306  
Real property description: Lot 177 SP 109177

**Decision**

Date of decision: **Decision date**  
Decision Authority: Full Council

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Material Change of Use - Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility)	Development Permit	Approved in full subject to the conditions set out in Attachment A	Six (6) years

2. Conditions of Assessment Manager (Ipswich City Council)

Attachment A     Material Change of Use - Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility)

3. Approved Plans Specifications and Drawings

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

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

The plans referenced below are included as an attachment of this decision notice.

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Material Change of Use - Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility)				
Not applicable	Full Site Plan	Not applicable	Not applicable	Refer to amendments shown in red
Not applicable	Part Site Plan	Not applicable	Not applicable	Refer to amendments shown in red
Not applicable	Elevations	Not applicable	Not applicable	Not applicable
Not applicable	Full Floor Plan	Not applicable	Not applicable	Not applicable

Not applicable	Elevations (1 of 2)	Not applicable	Not applicable	Not applicable
Not applicable	Elevations (2 of 2)	Not applicable	Not applicable	Not applicable
Not applicable	Floor Plan (1 of 2)	Not applicable	Not applicable	Not applicable
Not applicable	Floor Plan (2 of 2)	Not applicable	Not applicable	Not applicable
Not applicable	Elevations (1 of 2)	Not applicable	Not applicable	Not applicable
Not applicable	Elevations (2 of 2)	Not applicable	Not applicable	Not applicable
Not applicable	Full Floor Plan	Not applicable	Not applicable	Not applicable
SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Material Change of Use – Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility)				
JT2194	Waste Management Plan JT Environmental, Rev G	JT Environmental	02/08/23	As required by Condition 10 – Vegetation Retention and Revegetation
C23-165	Response to Council Information Request – Stormwater management	CMT Engineers	27/07/23	As required by Condition 10 – Vegetation Retention and Revegetation

PR22437_EA_763 Ipswich Boonah Road, Purga	Ecological Assessment Report Ver B (includes recommended koala habitat enhancement landscaped areas and planting species palate)	Green Tape Solutions	31/01/23	Not applicable
PR22437	Letter Response Assessment Manager Information Request (includes Figure 1 Vegetation Assessment Plan, and Appendix I Suggested Koala Sensitive Fencing Guidelines)	Green Tape Solutions	24/07/23	Not applicable
C23-165 SK02 Sheets 1 and 2	Concept Stormwater Drainage Plan, Rev A	CMT engineers	20/07/23	As required by Condition 10 – Vegetation Retention and Revegetation
BMP-LA-CP-01	Landscape Concept Plan – Buffer Planting to Ipswich Boonah Road	Madden Landscape Architects Pty Ltd	July 2023	As required by Condition 10 – Vegetation Retention and Revegetation
BMP-LA-CP-02	Plant Species List – Buffer Planting to Ipswich Boonah Road	Madden Landscape Architects Pty Ltd	July 2023	As required by Condition 10 – Vegetation Retention and Revegetation

#### 4. Referral Agencies

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Queensland Government State Assessment Referral Agency (SARA)	Concurrence	Schedule 10, part 9, division 1, table 1, item 1 (Planning Regulation 2017)	Ipswich SARA Office Post: PO BOX 129, IPSWICH QLD 4305 Email:



			<a href="mailto:IpswichSARA@dsdilg.p.qld.gov.au">IpswichSARA@dsdilg.p.qld.gov.au</a> Ph: 07 3432 2413
Powerlink	Advice	Schedule 10, part 9, division 2, table 2, item 1 (Planning Regulation 2017)	Powerlink Post: PO Box 1193 VIRGINIA QLD 4014 Email: property@powerlink.com.au
Queensland Racing Integrity Commission	Advice	Not applicable.	<a href="mailto:OfficeoftheCommissioners@qric.qld.gov.au">OfficeoftheCommissioners@qric.qld.gov.au</a>

Refer to the Referral Agency conditions attached to this decision notice.

5. Variation Approval

Not applicable to this decision.

6. Further Development Permits

Further development permits, as required by the *Planning Act 2016*, must be obtained before the development can be carried out in respect of any material change of use, operational works, building works and plumbing works in relation to this approval prior to the *commencement of works/use* pursuant to the *Planning Act 2016*.

7. Environmental Authority

Not applicable to this decision.

8. Properly Made Submissions

There were 5,023 properly made submissions about the application. The submitters details are outlined in Attachment B - Properly Made Submitters List.

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

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

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

Not applicable to this decision.

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

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

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

14. Submitting Change Representations to Request a Negotiated Decision Notice

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

The applicant's appeal period is 20 business days, and any change representations must be submitted and assessed during this time, unless the applicant suspends the appeal period. To ensure both the applicant and the assessment manager have sufficient time to consider the change representations, it is recommended that the applicant suspend the appeal period (refer to section 75(2) of the *Planning Act 2016*) prior to submitting their change representations. This will allow an additional 20 business days for the applicant to submit their change representations, if required, and up to 20 business days for the assessment manager to consider the representations from the date the change representations are received.

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

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

15. Appeal Rights

Applicant's appeal rights

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

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

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

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

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

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

#### Submitter's appeal rights

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

- the decision to give a development approval; or
- the decision to give an approval for a change application; or
- a provision of a development approval; or
- a failure to include a provision in the development approval.

An appeal may be made to the extent that the decision or matter relates to, as applicable:

- any part of the development application or change application that required impact assessment; or
- a variation request.

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

An appeal may be made to the Planning and Environment Court. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 2 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

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

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

**Attachment A**  
**Assessment Manager's Conditions**  
**File No: 2129/2023/MCU**  
**Location: 763 Ipswich Boonah Road, PURGA QLD 4306**  
**Proposal: Material Change of Use - Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility)**

<b><u>Assessment Manager (Ipswich City Council) Conditions</u></b> <b><u>Conditions applicable to this approval under the Planning Act 2016</u></b>		
No.	Condition	The time by which the condition must be met, implemented or complied with
1.	<b>Basis of Approval</b>	
	This approval incorporates as a condition, the applicant's common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i> ) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.  Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i> .	From the commencement of the construction of the development and at all times thereafter.
2.	<b>Development Plans</b>	
	The applicant must undertake the development generally in accordance with the approved plans outlined in Part 3 of this development permit.	From the commencement of the construction of the development and at all times thereafter.
3.	<b>Hours of Construction</b>	
	Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3</i> .	At all times during construction of the development.
4.	<b>Particular Use</b>	
(a)	The applicant must not use any of the structures associated with the Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility), inclusive of car parking and any associated outdoor areas on the premises, for any other purpose, unless, in the written opinion of the assessment manager, such use is ancillary and incidental to the predominant use of the premises for an Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility).	From the commencement of the construction of the development and at all times thereafter.
(b)	The Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility) is only permitted to operate within the Kennels, running track, bull ring,	From the commencement of the construction of the development and at all times thereafter.

	pup yards, exercise yard, parking and wastewater land application areas identified on the approved plans outlined in Part 3 of this development permit.	
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5.	Demolition of Building(s)	
	The applicant must remove the existing residential dwelling onsite unless there is approval in place for the dwelling to be utilised as a 'Caretaker Residential'.	Prior to the commencement of the use.

6.	Limits to Approval	
(a)	This approval is limited to a maximum of 125 Greyhound dogs (inclusive of pups) onsite at any one time for breeding and training purposes only.	From the commencement of the use and at all times thereafter.
(b)	Only Greyhounds that are kennelled onsite are permitted to utilise the site.	From the commencement of the use and at all times thereafter

7.	Hours of Operation													
	<p>The applicant must ensure the use is operated in accordance with the table below:</p> <table border="1"> <thead> <tr> <th>Aspect of development</th><th>Day</th><th>Time</th></tr> </thead> <tbody> <tr> <td>Animals utilising outdoor areas (including running track, exercise yards, kennel runs, pup yards etc)</td><td>Monday to Sunday</td><td>7:00am to 6:00pm</td></tr> <tr> <td>Indoor areas of kennels</td><td>Monday to Sunday</td><td>24hours</td></tr> <tr> <td>Refuse collection</td><td>Monday to Sunday</td><td>7am-6pm</td></tr> </tbody> </table>	Aspect of development	Day	Time	Animals utilising outdoor areas (including running track, exercise yards, kennel runs, pup yards etc)	Monday to Sunday	7:00am to 6:00pm	Indoor areas of kennels	Monday to Sunday	24hours	Refuse collection	Monday to Sunday	7am-6pm	From the commencement of the construction of the development and at all times thereafter.
Aspect of development	Day	Time												
Animals utilising outdoor areas (including running track, exercise yards, kennel runs, pup yards etc)	Monday to Sunday	7:00am to 6:00pm												
Indoor areas of kennels	Monday to Sunday	24hours												
Refuse collection	Monday to Sunday	7am-6pm												

8.	Management of Permitted Animals	
(a)	The applicant must ensure that the animals permitted to be kept on the premise by this approval, are housed indoors, within a solid, sound-proof kennel structure between the hours of 6pm-7am. Any doors and windows to the Kennel Blocks must remain closed during these times.	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure that dog cleaning, feeding, grooming, training and exercise is restricted to the hours of 7am-6pm.	From the commencement of the use and at all times thereafter.
(c)	The applicant must ensure that all animals are exercised only within the running track, exercise yards, bullring, pup yards and kennel runs identified on the approved plans listed in Part 3 of this development	From the commencement of the use and at all times thereafter.

	approval.	
(d)	The applicant must ensure that no more than forty (40) of the animals permitted to be kept on the premise by (a) are located within outdoor areas (i.e., running track, bullring, exercise yards, dog runs etc) at any time during the hours permitted by Condition 7.	From the commencement of the use and at all times thereafter.
(e)	The applicant must install Koala exclusion fencing around the perimeter of the outdoor use areas identified at item (d), above. The fencing must be generally in accordance with the "Suggested Koala Sensitive Fencing Guidelines" listed in Letter Response <i>Assessment Manager Information Request</i> (PR22437) listed at Part 3 of this Development Approval.	From the commencement of the use and at all times thereafter.

9.	Acoustic Design Management	
(a)	The applicant must ensure that the building materials used to construct Kennel block A and Kennel block B, generally in accordance with the Plans listed at Part 3 of this Development Approval, achieve a minimum sound transmission loss of Rw 25 and incorporate appropriate internal insulation to the roof and walls to prevent reverberant sound transmission to nearby sensitive receivers.	From commencement of the use and all times thereafter.
(b)	The applicant must ensure that 1.8m high colourbond fencing (or equivalent) is installed around the kennel runs, generally in accordance with the locations shown on "Part Site Plan" listed at Part 3 of this decision notice. The fencing must limit the view of animals housed within the kennels buildings to their surrounds, with the effect of minimising distraction and nuisance barking.	From commencement of the use and all times thereafter.
(c)	The applicant must submit certification from an appropriately qualified and practicing acoustic specialist that the requirements of (a) and (b) have been achieved.	From commencement of the use and all times thereafter.
(d)	The applicant must ensure the use of outdoor public address systems and amplified (or live music) does not occur.	From commencement of the use and all times thereafter.
(e)	The applicant must ensure that on-site personnel respond promptly to disturbances and stimulus to minimise dog barking.	From commencement of the use and all times thereafter.
(f)	The applicant must maintain a register of noise complaints, including details of any investigations, response and resolution of the complaint. The register must be made available for viewing upon request by the assessment manager.	From commencement of the use and all times thereafter.
(g)	The applicant must ensure that noise associated with the use does not exceed the levels listed in Table 1 (below) when assessed at a distance of 3m from the nearest sensitive use.	From commencement of the use and all times thereafter.

<p><u>Table 1</u></p> <table border="1"> <tr> <th rowspan="2">Time of Day</th><th colspan="2">Noise limit</th></tr> <tr> <th>L<sub>Aeq</sub>, adj, 15min</th><th>L<sub>Amax</sub> #</th></tr> <tr> <td>7:00am -10:00pm</td><td>38 dB(A)</td><td>-</td></tr> <tr> <td>10:00pm – 7:00am</td><td>31 dB(A)</td><td>52 dB(A)</td></tr> </table> <p># Not to be exceeded on more than 15 times during a night-time period between the hours of 10pm-7am.</p>			Time of Day	Noise limit		L <sub>Aeq</sub> , adj, 15min	L <sub>Amax</sub> #	7:00am -10:00pm	38 dB(A)	-	10:00pm – 7:00am	31 dB(A)	52 dB(A)
Time of Day	Noise limit												
	L <sub>Aeq</sub> , adj, 15min	L <sub>Amax</sub> #											
7:00am -10:00pm	38 dB(A)	-											
10:00pm – 7:00am	31 dB(A)	52 dB(A)											

10.	Vegetation Retention and Revegetation	
(a)	The applicant must retain trees within and adjacent to the development generally in accordance with the Vegetation Assessment Plan listed at part 3 of this development approval.	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure that the development maintains a minimum 50m offset to areas of mapped Core Koala Habitat and Threatened Ecological Communities as depicted as “Existing Dense Vegetation” and “Koala Habitat Protection Zone” on the Full Site Plan listed at Part 3 of this Development Approval.	From the commencement of the use and at all times thereafter.
(c)	The applicant must ensure that areas of mapped Core Koala Habitat and Threatened Ecological Communities as depicted as “Existing Dense Vegetation” and “Koala Habitat Protection Zone” on the Full Site Plan listed at Part 3 of this Development Approval are protected from the effects of development.	From the commencement of the use and at all times thereafter.
(d)	The applicant must undertake supplementary planting to the areas identified as ‘ <i>areas of existing trees to be intensified with similar native species to achieve visual and acoustic screening</i> ’ on the approved site plan listed at Part 3 of this development approval.	From the commencement of the use and at all times thereafter.
(e)	<p>The planting required by (d) must utilise the following species, unless otherwise approved in writing by the assessment manager:</p> <ul style="list-style-type: none"> <li>• <i>Eucalyptus tereticornis</i>, <i>E. moluccana</i>, <i>E. crebra</i>, <i>E. citriodora</i>, <i>E. robusta</i></li> <li>• <i>Melaleuca irbyana</i>, <i>M. leucadendra</i></li> <li>• <i>Casuarina cunninghamiana</i> subs <i>cunninghamiana</i></li> <li>• <i>Abutilon oxycarpum</i></li> <li>• <i>Notelea ipsviciensis</i></li> <li>• <i>Senna coronilloides</i></li> <li>• <i>Carex inversa</i></li> <li>• <i>Marsdenia coronate</i></li> <li>• <i>Cypress exaltatus</i></li> <li>• <i>Maireana microphylla</i></li> </ul>	From the commencement of the use and at all times thereafter.



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(f)	The planting required by (d) within the area immediately adjacent to Ipswich Boonah Road must achieve a densely planted visual screening outcome and may include additional species to those identified at item (e), above, consistent with <i>Plant Species List – Buffer Planting to Ipswich Boonah Road</i> (prepared by Madden Landscape Architects and dated July 2023).	From the commencement of the use and at all times thereafter.
(g)	The applicant must submit to the assessment manager a Certificate of Compliance for Landscape Works completed by a qualified landscape designer stating the works required by (d)-(f) have been completed as required by Condition 10.	Prior to the commencement of the use.

11.	Waste Management	
(a)	The applicant must ensure that the management of waste does not cause nuisance or an adverse effect on environmental health or public health, particularly in relation to odours, propagation of diseases, fly breeding, mosquito breeding and harbourage and/or breeding of rats and other pest organisms and/or vectors.	From the commencement of the use and at all times thereafter.
(b)	In order to comply with (a) the applicant must undertake waste management generally in accordance with the Waste Management Plan listed at Part 3 of this Development Approval and ensure: <ul style="list-style-type: none"> <li>(i) Contaminants must not be directly or indirectly released from the activity to any waters or the bed and banks of any waters;</li> <li>(ii) Animal hair, faeces and any spillage of wastes, contaminants or other material, must be cleaned up and disposed of in a manner which does not result in environmental harm or cause any public health nuisance; and</li> <li>(iii) Animal wastes (or carcasses) are not buried on the site.</li> </ul>	From the commencement of the use and at all times thereafter.
(c)	Any land application (irrigation) area associated with the effluent washdown water treatment system must be located at least 50m from the mapped areas of Core Koala Habitat and Threatened Ecological Community and generally in accordance with the location shown on the site plan listed at Part 3 of this Development Approval.	From the commencement of the use and at all times thereafter.
(d)	The applicant must submit to the assessment manager a design for wastewater management system for further assessment, generally in accordance with the report, Waste Management Plan, JT2194 Rev D dated 31 January 2023 and Waste Management Plan , JT2194 Rev D dated July 2023 , prepared by JT Environmental and in accordance with relevant sections of the Australian Standard AS1547 and the Queensland	In conjunction with the lodgement of the application for operational works.

	<p>Plumbing and Wastewater Code, addressing the following:</p> <p>(i) Determine the type of on-site wastewater treatment and land application system that suit the site and is in accordance with the best practicable options to meets public health, environmental and economic objectives;</p> <p>(ii) Identify an appropriate location of wastewater treatment system in relation of the proposed building/s and ensure a minimum offset of 50m is maintained to mapped areas of Core Koala Habitat and Threatened Ecological Community depicted as "Existing Dense Vegetation" and "Koala Habitat Protection Zone" on the site plan listed at Part 3 of this Development Approval;</p> <p>(iii) Provide a detailed design plan and critical sections with land contours, ground slope, any water courses, location of the system, etc.;</p> <p>Demonstrate that the system will have enough land application area for efficient wastewater treatment and disposal and that any land application/irrigation areas maintain a minimum offset of 50m to mapped areas of Core Koala Habitat and Threatened Ecological Community depicted as "Existing Dense Vegetation" and "Koala Habitat Protection Zone" on the site plan listed at Part 3 of this Development Approval; and</p> <p>(iv) Demonstrate that all treated water will be disposed in a manner that ensures that water do not enter any adjoining premises or cause a health nuisance.</p>	
(e)	The applicant must construct the wastewater management system for the proposed development, generally in accordance with approved design as required by Condition (f) above.	Prior to the commencement of the use.

12.	Utility Services	
(a)	The applicant must connect the development to reticulated water supply, sewer infrastructure, and underground electricity.	Prior to commencement of the use.
(b)	The applicant must provide written evidence (e.g. connection certificates) from each service provider stating either that the development has been connected to applicable utility service or has a current	Prior to commencement of the use.

	supply agreement.	
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13.	Access, Parking and Manoeuvring Areas	
(a)	The applicant must construct all parking, access and manoeuvring areas of concrete or bitumen as approved by the assessment manager generally in accordance with the drawing "Full Site Plan" dated 27/06/2023 and the drawing BMP-LA-CP-01, Landscape Concept Plan dated July 2023 prepared by MADDEN Landscape Architects Pty Ltd.	From the commencement of the use and at all times thereafter.
(b)	If the applicant demolishes the existing residence as per Condition 5, the applicant must submit an amended site plan which includes eight (8) parking spaces.	From the commencement of the use and at all times thereafter.

14.	Stormwater Quantity Management	
(a)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level III.	Prior to the commencement of the use.
(b)	The applicant must discharge stormwater runoff from all impervious areas to the existing dam generally in accordance with the drawing C23-165-SK02 Issue A dated 26/07/2023 prepared by CMT Engineers.	From the commencement of the use and at all times thereafter.
(c)	The applicant must design stormwater quantity management infrastructure for the proposed development generally in accordance the drawing C23-165-SK02 Issue A dated 26/07/2023 prepared by CMT Engineers.  Detailed design must be submitted for Council's approval.	Prior to or in conjunction with lodgement of the application for operational works.
(d)	The applicant must construct the stormwater quantity management system for the proposed development, generally in accordance with approved design as required by Condition (c) above.	Prior to the commencement of the use.

Assessment Manager (Ipswich City Council) Advice

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

1.	Advertising Signage	
	Unless any advertising devices associated with the proposed use meets the exempt criteria set out in Schedule 9 of the <i>Ipswich Planning Scheme 2006</i> , such signage would require submission to Council of a code assessable development application for operational works – placing an advertising device on premises. For further information please contact the Planning and Development Department on (07) 3810 6888.	
2.	Fire Ants	
(a)	In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i> , the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity	

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	Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i> ) has been detected.
(b)	It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website <a href="http://www.daf.qld.gov.au/fireants">www.daf.qld.gov.au/fireants</a> .
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.
3.	<b>Portable Long Service Leave</b> Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the Planning Act 2016.  If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> , you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.
4.	<b>Local Government Regulation 2012</b> This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i> . This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.
5.	<b>Section 73 of the Planning Act 2016</b> Pursuant to <i>Section 73 of the Planning Act 2016</i> , a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.
6.	<b>Indigenous Cultural Heritage</b> The Applicant is advised to ensure that any development obligations pursuant to the provisions of the Aboriginal Cultural Heritage Act 2003, the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i> are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.  For more information, the applicant may seek information from the relevant Registered

	Aboriginal Cultural Heritage Body for the Ipswich Region the cultural heritage database, or seek the advice of the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs.
7.	<b>Kennel Licence</b>
	Where breeding and selling dogs occurs on the site there may be a need to hold a Commercial Kennel licence to do so under Ipswich City Council Local Laws. Please contact the Planning and Regulatory Services Department of Ipswich City Council for advice regarding this matter on telephone number 3810 6666.
8.	<b>Koala Protection</b>
	The Commonwealth has listed the Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) as 'endangered' under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act), accordingly Koalas in Queensland are protected under national environment law. Refer to the Australian Government – Department of Climate Change, Energy, Environment and Water (or contemporary agency name) ( <a href="mailto:epbc.referrals@dcceew.gov.au">epbc.referrals@dcceew.gov.au</a> or phone: 1800 423 135) for further information to determine whether current or future works associated with your development proposal may require environmental approval from the Commonwealth.
9.	<b>Swamp Paperbark (<i>Melaleuca irbyana</i>)</b>
	The Commonwealth has listed the Swamp Tea-Tree ( <i>Melaleuca irbyana</i> ) as a critically endangered ecological community under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Refer to the Australian Government – Department of Climate Change, Energy, Environment and Water (or contemporary agency name) ( <a href="mailto:epbc.referrals@dcceew.gov.au">epbc.referrals@dcceew.gov.au</a> or phone: 1800 423 135) for further information to determine whether current or future works associated with clearing may require environmental approval from the Commonwealth.
10.	<b>Protected Plants</b>
	The land subject to development is shown as high risk on the <i>Flora Survey Trigger Map</i> produced by the Department of Environment and Science ( <a href="http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php">www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php</a> ). In accordance with the <i>Nature Conservation Act 1992</i> the applicant may be required to hold a clearing permit if endangered, vulnerable or near threatened plants are to be cleared or may be impacted by the proposed development. Refer to the Queensland Government – Department of Environment and Science ( <a href="mailto:palm@ehp.qld.gov.au">palm@ehp.qld.gov.au</a> or phone 13 74 68) for further information to determine whether current or future works associated with your development proposal may require a clearing permit.

RA6-N



SARA reference: 2303-34014 SRA  
Council reference: 2129/2023/MCU  
Applicant reference: 001860-T

10 August 2023

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

Attention: Blake O'Neill

Dear Blake

**SARA referral agency response—763-791 Ipswich Boonah Road, Purga**

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 13 April 2023.

**Response**

Outcome:	Referral agency response – with conditions
Date of response:	10 August 2023
Conditions:	The conditions in <b>Attachment 1</b> must be attached to any development approval
Advice:	Advice to the applicant is in <b>Attachment 2</b>
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b>

**Development details**

Description:	Development permit	Material Change of Use – Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, part 9, division 1, table 1, item 1 (Planning Regulation 2017)	

Item 7 / Attachment 1.

2303-34014 SRA

	Development on premises that are the subject of a Ministerial designation
	Schedule 10, part 9, division 4, subdivision 2, table 4, item 1 (Planning Regulation 2017)
	Development near a state transport corridor
SARA reference:	2303-34014 SRA
Assessment manager:	Ipswich City Council
Street address:	763-791 Ipswich Boonah Road, Purga
Real property description:	Lot 177 on SP109177
Applicant name:	Snow Catton Pty Ltd C/- Bplanned and Surveyed Pty Ltd
Applicant contact details:	PO Box 468 Carina QLD 4152 da@bplanned.com.au
State-controlled road access permit:	<p>This referral included an application for a road access location, under section 62A(2) of <i>Transport Infrastructure Act 1994</i>. Below are the details of the decision:</p> <ul style="list-style-type: none"><li>• Approved</li><li>• Reference: TMR23-039086</li><li>• Date: 8 August 2023</li></ul>
<i>Human Rights Act 2019</i> considerations:	<p>If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at Metropolitan.IDAS@tmr.qld.gov.au</p> <p>A consideration of the 23 fundamental human rights protected under the <i>Human Rights Act 2019</i> has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.</p>

## Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (section 30 of the Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

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



2303-34014 SRA

For further information please contact Zac Coombes, Planning Officer, on (07) 3432 2420 or via email [IpswichSARA@dsdilgp.qld.gov.au](mailto:IpswichSARA@dsdilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Kieran Hanna  
A/Manager

enc    Attachment 1 - Referral agency conditions  
         Attachment 2 - Advice to the applicant  
         Attachment 3 - Reasons for referral agency response  
         Attachment 4 - Representations about a referral agency response provisions  
         Attachment 5 - Documents referenced in conditions

cc      Snow Catton Pty Ltd C/- Bplanned and Surveyed Pty Ltd, [da@bplanned.com.au](mailto:da@bplanned.com.au)

2303-34014 SRA

## Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
<b>Development permit – Material Change of Use for Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility)</b>		
Schedule 10, part 9, division 4, subdivision 2, table 4, item 1 (Planning Regulation 2017) – Development near a state transport corridor —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	<p>(a) Road works comprising six (6) metre driveway crossover, must be provided generally at the location shown on Full Site Plan, dated 27/06/2023 as amended in red by SARA on 10 August 2023.</p> <p>(b) The road works must be designed and constructed in accordance with:</p> <ul style="list-style-type: none"> <li>(i). Department of Transport and Main Roads Road Planning and Design Manual</li> <li>(ii). Ipswich City Council Standard Drawing Standard Residential Driveway, dated 29/7/13, reference SR.12, and revision F</li> <li>(iii). the Department of Transport and Main Roads Road Safety Policy.</li> </ul>	Prior to the commencement of use.
2.	<p>(a) Stormwater management of the development must not cause worsening to the operating performance of the state-controlled road, such that any works on the land must not:</p> <ul style="list-style-type: none"> <li>(i). create any new discharge points for stormwater runoff onto the state-controlled road</li> <li>(ii). concentrate or increase the velocity of flows to state-controlled road</li> <li>(iii). interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road</li> <li>(iv). surcharge any existing culvert or drain on the state-controlled road</li> <li>(v). reduce the quality of stormwater discharge onto the state-controlled road</li> <li>(vi). impede or interfere with any overland flow or hydraulic conveyance from the state-controlled road</li> <li>(vii). reduce the floodplain immunity of the state-controlled road.</li> </ul>	At all times.

2303-34014 SRA

**Attachment 2—Advice to the applicant**

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) version 3.0. If a word remains undefined it has its ordinary meaning.

2303-34014 SRA

### Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

#### The reasons for the SARA's decision are:

The development complies with State code 1: Development in a state-controlled road environment of the SDAP version 3.0 subject to conditions. Specifically, the development:

- does not increase the likelihood or frequency of accidents, fatalities, or serious injury for users of a state-controlled road
- does not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure
- does not adversely impact the function efficiency of state-controlled roads or future state-controlled roads
- does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure
- does not significantly increase the cost to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure
- protects community amenity from significant adverse impacts of environmental emissions generated by road transport infrastructure or vehicles using state-controlled road.

It is considered that the proposal is unlikely to adversely impact upon the Ministerial Infrastructure Designation (MID) for the following reasons:

- the infrastructure is existing and contained within a Powerlink easement for electrical infrastructure being the transmission line
- the proposal includes the dog exercise yard number 2 within the area of the existing transmission line and easement, which will be subject to Powerlink assessment as part of their referral
- All other activities are located outside of the Powerlink easement area and MID area.

#### Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 *Human Rights Act 2019*

### Attachment 4—Representations about a referral agency response provisions

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2303-34014 SRA

**Attachment 5—Documents referenced in conditions**

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## Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules<sup>1</sup> regarding **representations about a referral agency response**

### Part 6: Changes to the application and referral agency responses

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#### 28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
  - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
  - (c) the applicant has given written agreement to the change to the referral agency response.<sup>2</sup>
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
  - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

## Part 7: Miscellaneous

### 30 Representations about a referral agency response

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.<sup>3</sup>

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<sup>3</sup> An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



Our ref TMR23-039086  
Your ref 001860-T  
Enquiries Jake Morrison



8 August 2023

Department of  
Transport and Main Roads

## Decision Notice – Permitted Road Access Location (s62(1) *Transport Infrastructure Act 1994*)

**This is not an authorisation to commence work on a state-controlled road<sup>1</sup>**

Development application reference number 2129/2023/MCU, lodged with Ipswich City Council involves constructing or changing a vehicular access between Lot 177SP109177, the land the subject of the application, and Ipswich Boonah Road (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

### Applicant Details

Name and address Snow Catton Pty Ltd c/- Bplanned and Surveyed P/L  
PO Box 486  
Carina QLD 4152

### Application Details

Address of Property 763 - 791 Ipswich Boonah Road, Purga QLD 4306  
Real Property Description 177SP109177  
Aspect/s of Development Development Permit for Material Change of Use for Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility )

### Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Development Approval	Condition Timing
<b>[Development Permit] - Material Change of Use</b>		
<b>Road works on a state-controlled road</b>		
1	(a) Road works comprising 6m driveway crossover, must be provided generally at the location shown on Full Site Plan, dated 27/06/2023.  (b) The road works must be designed and constructed in accordance with:	Prior to the commencement of use.

<sup>1</sup> Please refer to the further approvals required under the heading 'Further approvals'

No.	Conditions of Development Approval	Condition Timing
	<ul style="list-style-type: none"> <li>Department of Transport and Main Roads Road Planning and Design Manual,</li> <li>Ipswich City Council Standard Drawing Standard Residential Driveway, dated 29/7/13, reference SR.12, and revision F</li> <li>the Department of Transport and Main Roads Road Safety Policy.</li> </ul>	

### Reasons for the decision

The reasons for this decision are as follows:

- a) The volume of traffic generated by the proposed development is considered minor and unlikely to adversely impact the safety or efficiency of the state-controlled road.
- b) The proposed access must be constructed in accordance with the relevant standards to ensure the safety of the state-controlled road environment.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

### Information about the Decision required to be given under section 67(2) of TIA

- There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
- In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

### Further information about the decision

- In accordance with section 67(7) of TIA, this decision notice:
  - a) starts to have effect when the development approval has effect; and
  - b) stops having effect if the development approval lapses or is cancelled; and
  - c) replaces any earlier decision made under section 62(1) in relation to the land.
- In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
- In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

### Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, Mr Jake Morrison, Senior Planner should be contacted by email at [metropolitan.IDAS@tmr.qld.gov.au](mailto:metropolitan.IDAS@tmr.qld.gov.au) or on (07) 3066 5777.

Yours sincerely



Matthew Murray  
Principal Officer (Town Planner - Development Control)

Attachments: Attachment A – Decision evidence and findings  
Attachment B - Section 70 of TIA  
Attachment C - Appeal Provisions  
Attachment D - Permitted Road Access Location Plan

## Attachment A

### Decision Evidence and Findings

#### Findings on material questions of fact:

- The subject site is a corner lot located on the western side of Ipswich-Boonah Rd and north of Strathmore Lane, within the suburb of Purga. The site has a total area of 228,600m<sup>2</sup>.
- The subject site has frontage to Ipswich-Boonah Rd (SCR). Access is proposed from this frontage. While access from Strathmore Lane is available, it is assumed this access was not investigated as this is an unformed road and does not appear to be recognised as a formal road.
- The proposal seeks a Material Change of Use for a greyhound breeding and training kennel.
- The proposed kennel will accommodate up to 125 dogs and puppies across a combination of outside yards and an indoor kennels. The dogs will be bred and housed for the purpose of Greyhound racing. A sprinting track of approx. 200m in length will be created for the training the dogs.
- The kennels and training track will be located behind the existing dwelling on the site. A proposed dual occupancy (the subject of a separate application) will also be established on the site.
- The activity will involve up to two non-resident off site staff members and four resident staff.
- Four car parking spaces will be provided for non-resident staff and supporting visitors such as vets and vet nurses.
- The applicant's IR response indicated the following traffic generation:
  - 1 return trip per day to races which is a van with or without a trailer;
  - 1 return trip per day for errands and miscellaneous;
  - Allow for 1 return trip per day for non-resident employee;
  - 1 return trip per month for food deliveries;
  - 1 return trip to site once or twice per year for a vet;
  - Occasional visit for a buyer of a dog buyer or an owner of a dog that is housed on the site
  - Therefore, the proposed use generates approx. 3 or at most 4 trips per day or less than half of anticipated domestic use generation.
- The response indicates that the use is operated by domestic vehicles only – a utility or small domestic van and small dog trailer. No heavy vehicles access the site to support the use. The subject site has adequate room for these vehicles to access and maneuver on site.
- The applicant has proposed a standard council crossover. The applicant has proposed a standard domestic crossover but has not specified a standard or width.
- Assuming council accept the currently proposed 4 car parks, a residential crossover is suitable in accordance with the Australian standard.
- Similar property accesses along this section of road are approximately 6m wide, this allows a vehicle to enter while another is waiting to exit, and for two vehicles to pass each other at the entry. In the absence of a width proposed by the applicant a 6m crossover has been recommended. SARA has supported conditioning this width rather than requesting further information from the applicant.
- Good sightlines are available on this section of road.
- Surrounding properties have similar accesses so this access would be expected in this location.
- Based on the information submitted by the applicant, it is unlikely that the proposed development would generate enough traffic to have significant adverse impact on the SCR.

#### Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
IR Response Letter	Ken Burmeister	18/0723	001860-T1	-
Full Site Plan	-	27/06/23	-	-



**Attachment B**

**Section 70 of TIA**

*Transport Infrastructure Act 1994*

Chapter 6 Road transport infrastructure

Part 5 Management of State-controlled roads

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**70 Offences about road access locations and road access works, relating to decisions under s 62(1)**

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
- (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
  - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
  - (c) obtain any other access between the land and the road contrary to the decision; or
  - (d) use a road access location or road access works contrary to the decision; or
  - (e) contravene a condition stated in the decision; or
  - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
  - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

**Attachment C**  
**Appeal Provisions**

*Transport Infrastructure Act 1994*  
Chapter 16 General provisions

---

**485 Internal review of decisions**

- (1) A person whose interests are affected by a decision described in schedule 3 (the **original decision**) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
  - (a) applies to the review; and
  - (b) provides—
    - (i) for the procedure for applying for the review and the way it is to be carried out; and
    - (ii) that the person may apply to QCAT to have the original decision stayed.

**485B Appeals against decisions**

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
  - (a) applies to the appeal; and
  - (b) provides—
    - (i) for the procedure for the appeal and the way it is to be disposed of; and
    - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
  - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and
  - (b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.



- (5) The court may order—
  - (a) the appeals to be heard together or 1 immediately after the other; or
  - (b) 1 appeal to be stayed until the other is decided.
- (6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.
- (7) In this section—

**original decision** means a decision described in schedule 3.

**reviewed decision** means the chief executive's decision on a review under section 485.

*Transport Planning and Coordination Act 1994*  
Part 5, Division 2 – Review of Original Decisions

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**31 Applying for review**

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
  - (a) the notice did not state the reasons for the original decision; and
  - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

**32 Stay of operation of original decision**

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
  - (a) may be given on conditions the relevant entity considers appropriate; and
  - (b) operates for the period specified by the relevant entity; and
  - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.
- (8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

**relevant entity** means—

- (a) if the reviewed decision may be reviewed by QCAT—QCAT; or
- (b) if the reviewed decision may be appealed to the appeal court—the appeal court.

### **35 Time for making appeals**

(1) A person may appeal against a reviewed decision only within—

- (a) if a decision notice is given to the person—28 days after the notice was given to the person; or
- (b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

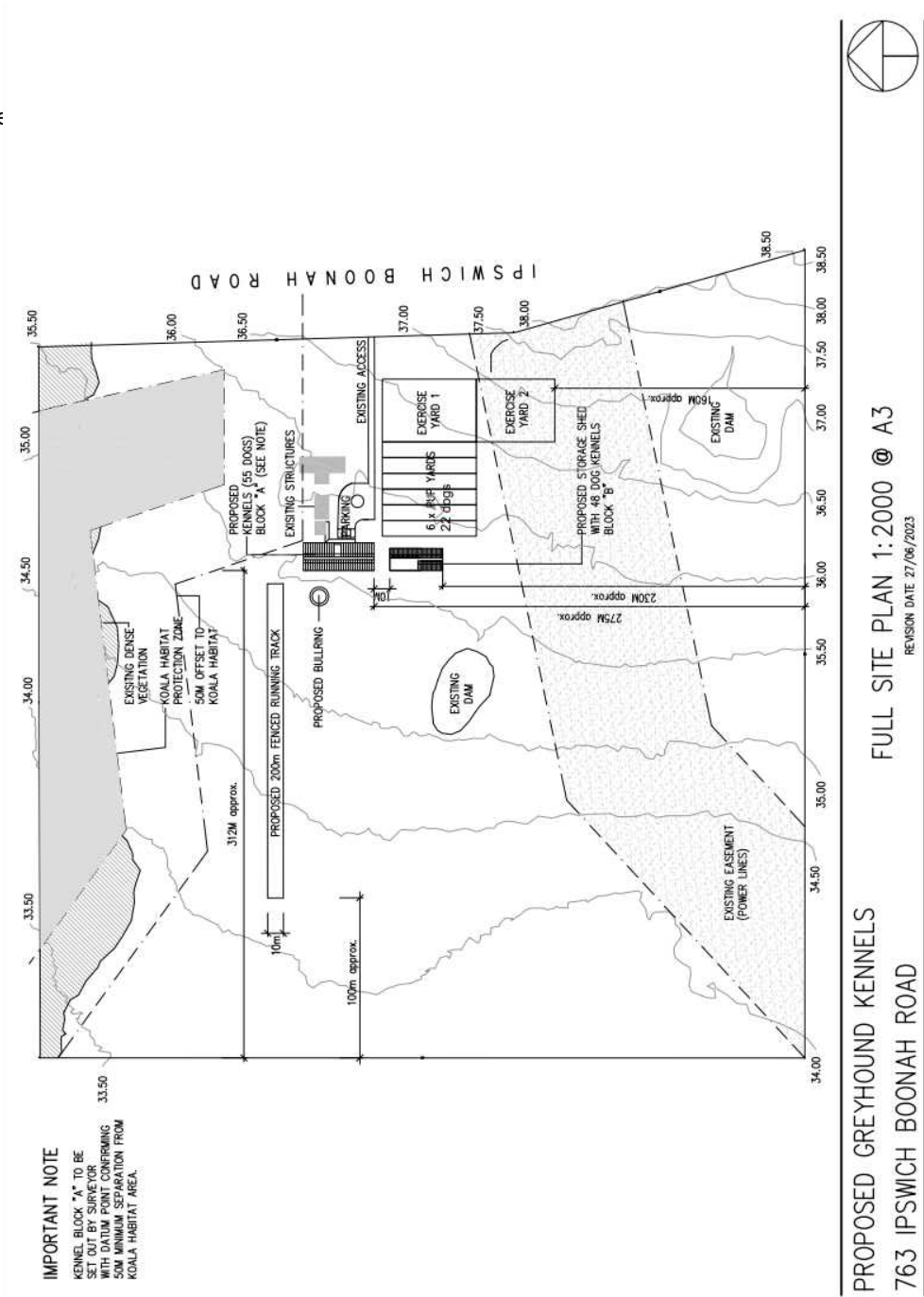
(2) However, if—

- (a) the decision notice did not state the reasons for the decision; and
- (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

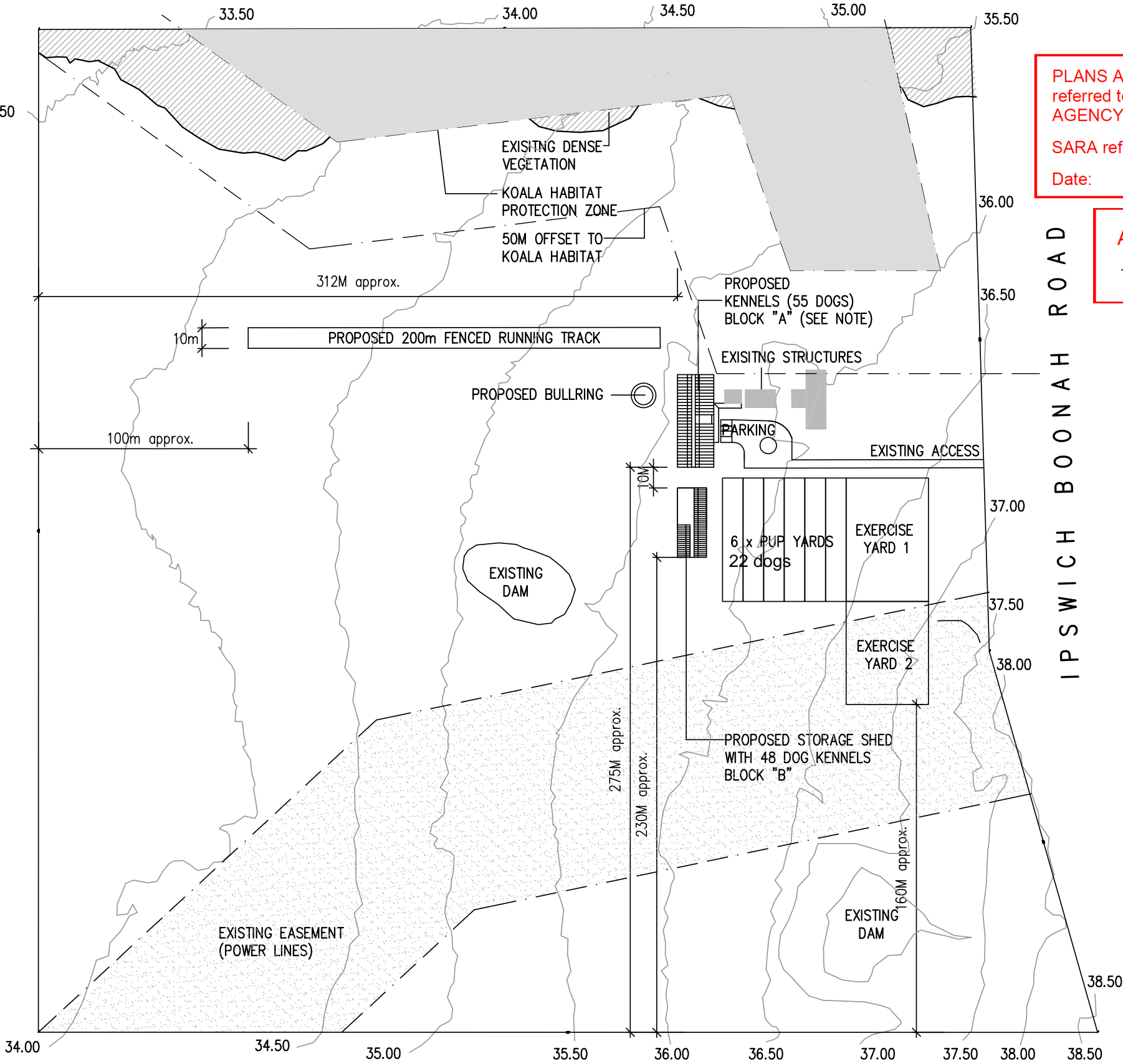
(3) Also, the appeal court may extend the period for appealing.

Attachment D - Pe



IMPORTANT NOTE

KENNEL BLOCK "A" TO BE  
SET OUT BY SURVEYOR  
WITH DATUM POINT CONFIRMING  
50M MINIMUM SEPARATION FROM  
KOALA HABITAT AREA.



PLANS AND DOCUMENTS  
referred to in the REFERRAL  
AGENCY RESPONSE



SARA ref: 2303-34014 SRA

Date: 10 August 2023

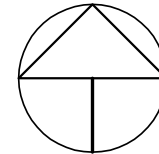
Amended in red by SARA on

10 August 2023

PROPOSED GREYHOUND KENNELS  
763 IPSWICH BOONAH ROAD

FULL SITE PLAN 1:2000 @ A3

REVISION DATE 27/06/2023



2 May 2023



Our Ref: DA5203  
(MSLink9058)

Ipswich City Council  
PO Box 191  
IPSWICH QLD 4305

Snow Catton Pty Ltd  
C/- Bplanned & Surveyed  
Unit 1, 858 Old Cleveland Road  
CARINA QLD 4152

Attention: Blake O'Neill  
Email: Development@ipswich.qld.gov.au  
Application: 2129/2023/MCU

Attention: Ken Burmeister  
Email: DA@bplanned.com.au

Dear Ken,

#### Referral Agency Response (Advice)

(Given under section 9.2 of the Development Assessment Rules)

Transmission Infrastructure Impacted	
Transmission Corridor	Springdale Tee Greenbank Tee (275Kv) Transmission line Corridor
Easement ID	Easement D on SP103302 (Dealing No. 702611302)
Location Details	
Street address	763 Ipswich Boonah Road Purga
Real property description	Lot 177 on SP109177
Local government area	Ipswich City Council
Application Details	
Proposed development:	Material Change of Use – Intensive Animal Husbandry
Approval sought	Development Permit

We refer to the above referenced development application which has been referred to Powerlink Queensland in accordance with Section 54 of the *Planning Act 2016*.

In accordance with its jurisdiction under Schedule 10 Part 9 Division 2 of the *Planning Regulation 2017*, Powerlink Queensland is a Referral Agency (Advice) for the above development application.

Specifically, the application has been triggered for assessment by Powerlink Queensland because:

1. For **material change of use** – all or part of the premises are subject to a transmission entity easement which is part of the transmission supply network (Table 2 1b)

#### PLANS AND REPORTS ASSESSED

The following plans and reports have been reviewed by Powerlink Queensland and form the basis of our assessment. Any variation to these plans and reports may require amendment of our advice.

**Table 1: Plans and Reports upon which the assessment is based**

Drawing / Report Title	Prepared by	Dated	Reference No.	Version / Issue
Proposed Greyhound Kennels 763 Ipswich Boonah Road	Bplanned		Full Site Plan	

33 Harold Street, Virginia  
PO Box 1193, Virginia, Queensland 4014, Australia  
Telephone: (07) 3860 2111 Facsimile: (07) 3860 2100  
[www.powerlink.com.au](http://www.powerlink.com.au)

Powerlink Queensland is the registered business name of the  
Queensland Electricity Transmission Corporation Limited  
ABN 82 078 849 233

Powerlink Queensland, acting as a Referral Agency (Advice) under the Planning Regulation 2017 provides its response to the application as attached (**Attachment 1**).

Please treat this response as a properly made submission for the purposes of Powerlink being an eligible advice agency in accordance with the *Planning Act 2016*.

For further information please contact our Property Services Team via email [property@powerlink.com.au](mailto:property@powerlink.com.au) who will be pleased to assist.

Yours sincerely



for: Narelle Titman  
**MANAGER PROPERTY**



#### ATTACHMENT 1 – REFERRAL AGENCY (ADVICE) RESPONSE

Powerlink Queensland **supports** this application subject to the inclusion of the following conditions in the Assessment Manager's Decision Notice.

No.	Condition	Timing	Reason
1	The development must be carried out generally in accordance with the reviewed plans detailed in Table 1.	At all times.	To ensure that the development is carried out generally in accordance with the plans of development submitted with the application.
2	The statutory clearances set out in the <i>Electrical Safety Regulation 2013</i> must be maintained during construction and operation. No encroachment within the statutory clearances is permitted.	At all times.	To ensure that the purpose of the <i>Electrical Safety Act 2002</i> is achieved and electrical safety requirements are met.
3	Compliance with the terms and conditions of the easement dealing no. shown in the heading of this letter.	At all times.	To ensure that the existing rights contained in the registered easement dealings are maintained.
4	Compliance with the generic requirements in respect to proposed works in the vicinity of Powerlink Queensland infrastructure as detailed in the enclosed Annexure "A".	At all times.	To ensure that the purpose of the <i>Electrical Safety Act 2002</i> is achieved and electrical safety requirements are met.  To ensure the integrity of the easement is maintained.

#### Advice to Council and the Applicant

- Should any doubt exist in maintaining the prescribed clearance to electrical infrastructure the applicant is obliged under the *Electrical Safety Act 2002* to seek advice from Powerlink.
- This response **does not constitute an approval to commence operational works within the easement**. Prior written approval is required from Powerlink Queensland before any work is undertaken within the easement area. All works on easement (including but not limited to earthworks, drainage and detention basins; road construction; underground and overhead service installation) require detailed submissions, assessments and consent (or otherwise) by Powerlink. Further, Powerlink may require that such drawings be provided in electronic format (3D DXF or equivalent of final design RL's AHD and MGA GDA94 in applicable zone)
- Powerlink is unable to consent to the planting of vegetation within the easement that is listed in the Ecological Assessment – Appendix 5 'Canopy trees' due to species not being compatible with our easement and maintenance requirements, please ensure planting on easement meets the following criteria:
  - Trees, whose mature height is greater than 3.5 metres, must not be planted on the Powerlink easement.
  - No trees are to be planted within 5 meters of the conductor shadow area, unless otherwise consented to as part of a co-use response from Powerlink Queensland.
  - No planting is to occur within 20m of the outside of a tower footing or supporting structure, unless otherwise consented to by Powerlink.
  - Statutory clearances must be maintained under all sag and swing conductor conditions.
  - No tree shall be allowed to remain in a position on or off the easement, where, should it fall over in the direction of the power line, the outer leaves could come within the applicable statutory clearance distance, if the risk of the tree falling over in that direction is high.

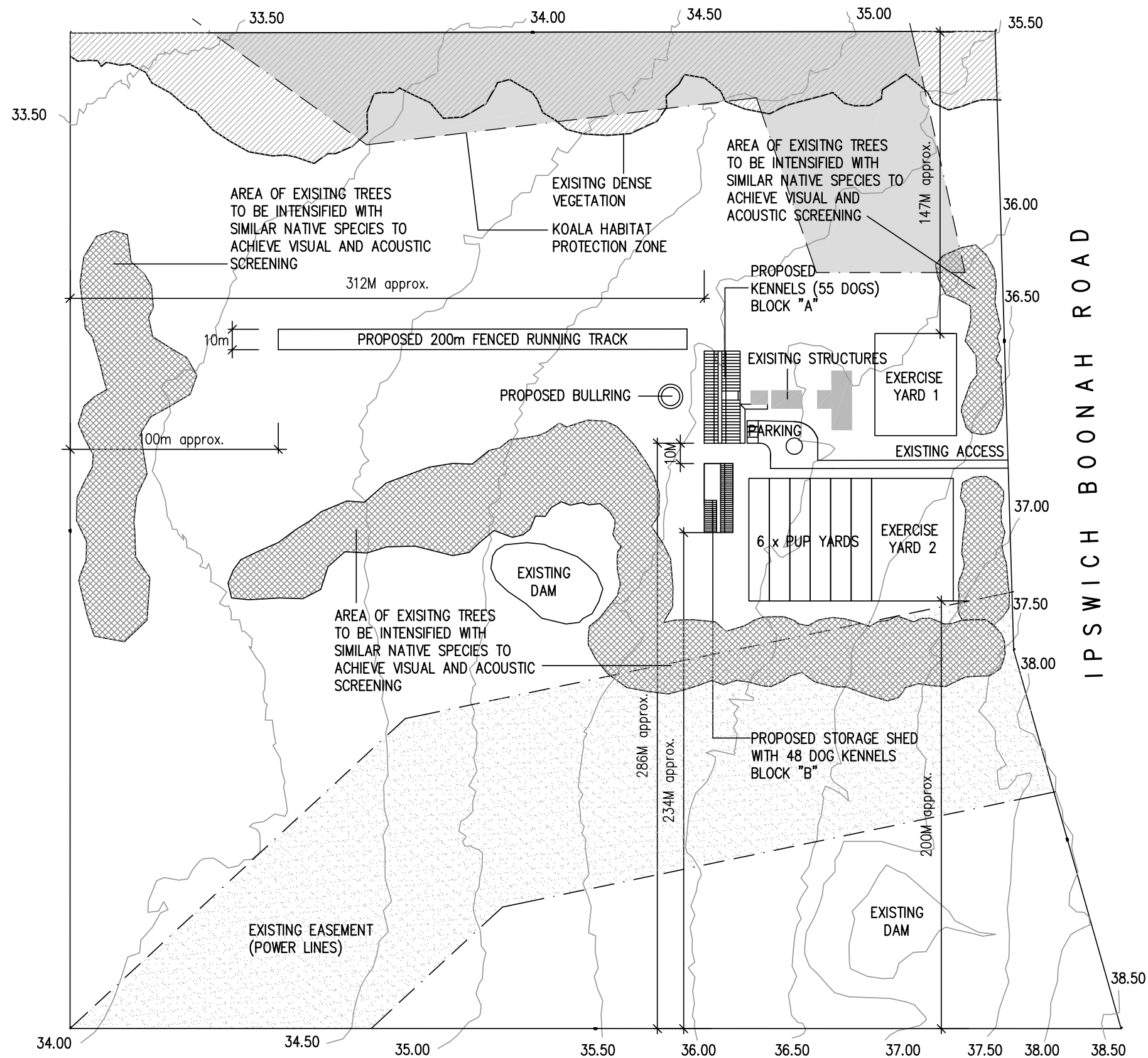
4. In order for Powerlink to maintain and operate a safe and reliable supply of electricity, we require unrestricted 24-hour access to our corridors and infrastructure.

We will require practical access (typically by 4WD vehicle – but to standard no less than existing) to the Powerlink structures.

If it is envisaged that there will be any interference or alteration to our current access arrangements prior, during or after the completion of your works, we require that the applicant contacts our Works Control Manager Easements (Mr Ehren Wittmer – ph 0418 233 916)

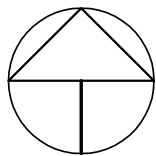
5. Compliance with the Electrical Safety Act 2002 including any Code of Practice under the Act and the Electrical Safety Regulation 2013 including any safety exclusion zones defined in the Regulation.

In respect of this application, the exclusion zone for untrained persons and for operating plant operated by untrained persons is six (6) metres from the 275,000-volt wires and exposed electrical parts.



PROPOSED GREYHOUND KENNELS  
763 IPSWICH BOONAH ROAD

FULL SITE PLAN 1:2000 @ A3



## **ANNEXURE A – GENERIC REQUIREMENTS**

The conditions contained in this Annexure have been compiled to assist persons (the applicant) intending to undertake work within the vicinity of high-voltage electrical installations and infrastructure owned or operated by Powerlink. The conditions are supplementary to the provisions of the Electrical Safety Act 2002, Electrical Safety Regulation 2013 and the Terms and Conditions of Registered Easements and other forms of Occupational Agreements hereinafter collectively referred to as the “Easement”. Where any inconsistency exists between this Annexure and the Easement, the Easement shall take precedence.

### **1. POWERLINK INFRASTRUCTURE**

You may not do any act or thing which jeopardises the foundations, ground anchorages, supports, towers or poles, including (without limitation) inundate or place, excavate or remove any soil, sand or gravel within a distance of twenty (20) metres surrounding the base of any tower, pole, foundation, ground anchorage or support.

### **2. STRUCTURES**

No structures should be placed within twenty (20) metres of any part of a tower or structure foundation or within 5m of the conductor shadow area. Any structures on the easement require prior written consent from Powerlink.

### **3. EXCLUSION ZONES**

Exclusion zones for operating plant are defined in Schedule 2 of the Electrical Safety Regulation 2013 for Untrained Persons. All Powerlink infrastructure should be regarded as “electrically live” and therefore potentially dangerous at all times.

In particular your attention is drawn to Schedule 2 of the Electrical Safety Regulation 2013 which defines exclusion zones for untrained persons in charge of operating plant or equipment in the vicinity of electrical facilities. If any doubt exists in meeting the prescribed clearance distances from the conductors, the applicant is obliged under this Act to seek advice from Powerlink.

### **4. ACCESS AND EGRESS**

Powerlink shall at all times retain the right to unobstructed access to and egress from its infrastructure. Typically, access shall be by 4WD vehicle.

### **5. APPROVALS (ADDITIONAL)**

Powerlink's consent to the proposal does not relieve the applicant from obtaining statutory, landowner or shire/local authority approvals.

### **6. MACHINERY**

All mechanical equipment proposed for use within the easement must not infringe the exclusion zones prescribed in Schedule 2 of the Electrical Safety Regulation 2013. All operators of machinery, plant or equipment within the easement must be made aware of the presence of live high-voltage overhead wires. It is recommended that all persons entering the Easement be advised of the presence of the conductors as part of on site workplace safety inductions. The use of warning signs is also recommended.

## **ANNEXURE A – GENERIC REQUIREMENTS**

### **7. EASEMENTS**

All terms and conditions of the easement are to be observed. Note that the easement takes precedence over all subsequent registered easement documents. Copies of the easement together with the plan of the Easement can be purchased from the Department of Environment & Resource Management.

### **8. EXPENDITURE AND COST RECOVERY**

Should Powerlink incur costs as a result of the applicant's proposal, all costs shall be recovered from the applicant.

Where Powerlink expects such costs to be in excess of \$10 000.00, advanced payments may be requested.

### **9. EXPLOSIVES**

Blasting within the vicinity (500 metres) of Powerlink infrastructure must comply with AS 2187. Proposed blasting within 100 metres of Powerlink infrastructure must be referred to Powerlink for a detailed assessment.

### **10. BURNING OFF OR THE LIGHTING OF FIRES**

We strongly recommend that fires not be lit or permitted to burn within the transmission line corridor and in the vicinity of any electrical infrastructure placed on the land. Due to safety risks Powerlink's written approval should be sought.

### **11. GROUND LEVEL VARIATIONS**

#### **Overhead Conductors**

Changes in ground level must not reduce statutory ground to conductor clearance distances as prescribed by the Electrical Safety Act 2002 and the Electrical Safety Regulation 2013.

#### **Underground Cables**

Any change to the ground level above installed underground cable is not permitted without express written agreement of Powerlink.

### **12. VEGETATION**

Vegetation planted within an easement must not exceed 3.5 metres in height when fully matured. Powerlink reserves the right to remove vegetation to ensure the safe operation of the transmission line and, where necessary, to maintain access to infrastructure.

### **13. INDEMNITY**

Any use of the Easement by the applicant in a way which is not permitted under the easement and which is not strictly in accordance with Powerlink's prior written approval is an unauthorised use. Powerlink is not liable for personal injury or death or for property loss or damage resulting from unauthorized use. If other parties make damage claims against Powerlink as a result of unauthorized use then Powerlink reserves the right to recover those damages from the applicant.

## ANNEXURE A – GENERIC REQUIREMENTS

### 14. INTERFERENCE

The applicant's attention is drawn to s.230 of the Electricity Act 1994 (the "Act"), which provides that a person must not wilfully, and unlawfully interfere with an electricity entity's works. "Works" are defined in s.12 (1) of the Act. The maximum penalty for breach of s.230 of the Act is a fine equal to 40 penalty units or up to 6 months imprisonment.

### 15. REMEDIAL ACTION

Should remedial action be necessary by Powerlink as a result of the proposal, the applicant will be liable for all costs incurred.

### 16. OWNERS USE OF LAND

The owner may use the easement land for any lawful purpose consistent with the terms of the registered easement; the conditions contained herein, the Electrical Safety Act 2002 and the Electrical Safety Regulation 2013.

### 17. ELECTRIC AND MAGNETIC FIELDS

Electric and Magnetic Fields (EMF) occur everywhere electricity is used (e.g. in homes and offices) as well as where electricity is transported (electricity networks).

Powerlink recognises that there is community interest about Electric and Magnetic Fields. We rely on expert advice on this matter from recognised health authorities in Australia and around the world. In Australia, the Federal Government agency charged with responsibility for regulation of EMFs is the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). ARPANSA's *Fact Sheet – Magnetic and Electric Fields from Power Lines*, concludes:

*"On balance, the scientific evidence does not indicate that exposure to 50Hz EMF's found around the home, the office or near powerlines is a hazard to human health."*

Whilst there is no scientifically proven causal link between EMF and human health, Powerlink nevertheless follows an approach of "*prudent avoidance*" in the design and siting of new powerlines. This includes seeking to locate new powerline easements away from houses, schools and other buildings, where it is practical to do so and the added cost is modest.

The level of EMF decreases rapidly with distance from the source. EMF readings at the edge of a typical Powerlink easement are generally similar to those encountered by people in their daily activities at home or at work. And in the case of most Powerlink lines, at about 100 metres from the line, the EMF level is so small that it cannot be measured.

Powerlink is a member of the ENA's EMF Committee that monitors and compiles up-to-date information about EMF on behalf of all electricity network businesses in Australia. This includes subscribing to an international monitoring service that keeps the industry informed about any new developments regarding EMF such as new research studies, literature and research reviews, publications, and conferences.

We encourage community members with an interest in EMF to visit ARPANSA's website: [www.arpansa.gov.au](http://www.arpansa.gov.au) Information on EMF is also available on the ENA's website: [www.ena.asn.au](http://www.ena.asn.au)

## **ANNEXURE B**

### **SPECIFIC CONDITIONS APPLICABLE TO CONTROLLED ACTIVITIES (OVERHEAD AND UNDERGROUND TRANSMISSION EASEMENTS)**

#### **B.9 TREE PLANTING PROPOSALS**

- Trees, whose mature height is greater than 3.5 metres, must not be planted on the Powerlink easement.
- No trees are to be planted within 5 meters of the conductor shadow area, unless otherwise consented to as part of a co-use response from Powerlink Queensland.
- No planting is to occur within 20m of the outside of a tower footing or supporting structure, unless otherwise consented to by Powerlink.
- Statutory clearances must be maintained under all sag and swing conductor conditions.
- No tree shall be allowed to remain in a position on or off the easement, where, should it fall over in the direction of the power line, the outer leaves could come within the applicable statutory clearance distance, if the risk of the tree falling over in that direction is high.



eDOCS reference no: 18749071

13 October 2023

Mr Michael Simmons  
Development Assessment West Manager  
Ipswich City Council  
PO Box 191  
Ipswich QLD 4305

By email: [development@ipswich.qld.gov.au](mailto:development@ipswich.qld.gov.au)

Dear Mr Simmons

**Re: Third Party advice for Application No. 2129/2023/MCU for proposed material change of use – intensive animal husbandry greyhound dog breeding and training facility at 763 Ipswich Boonah Road, Purga QLD 4306**

I refer to Ipswich City Council's (the Council) letter dated 22 September 2023, requesting the Queensland Racing Integrity Commission (the Commission) to provide its third-party advice/comment to matters raised in the submissions made to the Council during the public notification stage of the abovementioned development application.

The Commission has reviewed the '2129/2023/MCU Submissions Summary', which was available on Council's website, and has provided our response on relevant matters per the attachment.

Please note that the Commission's response is to be accepted as third-party comment only and does not represent support or objection to the proposed development.

If you have any queries in relation to this matter, please contact Mr Adam Yem, Project Director, on 0422 190 345 or via email [Adam.Yem@qric.qld.gov.au](mailto:Adam.Yem@qric.qld.gov.au).

Kind regards

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'N Conner', enclosed in a light blue rectangular box.

**Natalie Conner**  
**Deputy Commissioner**  
**Queensland Racing Integrity Commission**

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Level 2, 60 Kingsford Smith Drive, Albion QLD4010  
PO Box 650, Hamilton Central QLD4007  
ABN: 648 385 835 71





Animal Welfare League Queensland (AWL Qld) proforma submission									
Matter raised by AWL Qld	QRIC comment								
1. Animal welfare issues associated with breeding									
<p>Breeding dogs for racing purposes raises significant animal welfare concerns. The proposed facility intends to produce several litters of greyhounds, which places a tremendous strain on the breeding dogs, the puppies, and the overall welfare of the animals involved. Some of the key concerns include:</p> <p>Establishing a large-scale breeding facility may lead to <b>overbreeding</b>, resulting in an excess population of greyhounds. This can lead to overcrowded shelters, increased euthanasia rates, and the subsequent abandonment and neglect of unwanted greyhounds.</p>	<p><b>Re: Overbreeding</b></p> <p>The following table is derived from publicly available data on greyhound breeding in Queensland:</p> <table><tr><th></th><th>2021-2022</th><th>2022-2023</th><th>Difference</th></tr><tr><th>Whelped</th><td>1,437</td><td>1,018</td><td>-29.16%</td></tr></table> <p>The data reveals the short-term trend showing that overbreeding is not occurring. There are rules preventing greyhound overbreeding activities and reference is made to rule 23 under the <a href="#">Greyhounds Australasia Rules (GAR)</a> by Greyhounds Australasia Limited<sup>1</sup>:</p> <p><u>23 Notification in relation to greyhounds to be used for breeding purposes or to cease being used for breeding purposes</u></p> <p>At any time after the result of service pursuant to rule 71, the owner must notify the Controlling Body where the greyhound is domiciled, in writing and within 10 days, if that greyhound has been retired from racing with an intention to be used for breeding purposes, and:</p> <p>(a) any retirement for breeding purposes will become invalid if registration as a sire or breeding female does not occur within 12 months; and</p> <p>(b) must notify the Controlling Body within 10 days of when the greyhound is no longer to be used for breeding purposes.</p> <p>Also <u>Part 6: Breeding and identity</u> of the <a href="#">GAR</a>, particularly rule 56 <u>Registration of sires and breeding females</u>, which states:</p> <p>(1) A male greyhound shall not be used for breeding purposes unless registered with the Controlling Body as a sire;</p> <p>(6) A female greyhound shall not be used for breeding purposes unless registered with a Controlling Body as a breeding female.</p>		2021-2022	2022-2023	Difference	Whelped	1,437	1,018	-29.16%
	2021-2022	2022-2023	Difference						
Whelped	1,437	1,018	-29.16%						

<sup>1</sup> See Greyhounds Australasia website [\[LINK\]](#)



Animal Welfare League Queensland (AWL Qld) proforma submission	
Matter raised by AWL Qld	QRIC comment
<p>Maintaining a <b>facility of this magnitude</b> would make it <b>challenging to provide each dog with the necessary care</b>, socialisation, and individual attention. Dogs require proper socialisation, mental stimulation, and exercise for their wellbeing, and these needs can be compromised in a large-scale breeding environment.</p> <p>Intensive breeding practices can contribute to the <b>propagation of hereditary diseases and genetic disorders</b>. Such issues can be exacerbated when breeding is prioritised for racing performance rather than overall health and welfare. The health and genetic well-being of the dogs must be a primary concern.</p>	<p><b>Re: Ability to care for 125 dogs “...a facility of this magnitude...”</b></p> <p>Under the <a href="#">GAR</a>, there are rules for the appropriate care of greyhounds and reference is made to rule 21 of the <a href="#">GAR</a> which states:</p> <p><u>21 Proper care for and welfare of greyhounds</u></p> <p>(1) A person must ensure that any greyhound in the person's care or custody, is at all times provided with:</p> <ul style="list-style-type: none"> <li>(a) proper and sufficient food, drink and protective apparel;</li> <li>(b) proper exercise;</li> <li>(c) kennels constructed and of a standard approved by a Controlling Body which are adequate in size and which are kept in a clean and sanitary condition;</li> <li>(d) veterinary attention when necessary; and (e) appropriate treatment for the greyhound if the person is in charge of a sick or injured greyhound.</li> </ul> <p>(2) A person must exercise the care and supervision necessary to prevent a greyhound under the person's care or custody from being subjected to unnecessary pain or suffering, or from anything which is likely to lead to unnecessary pain or suffering.</p> <p>(3) A person shall not cause or permit, on any premises owned or occupied by that person, any condition that is likely to be dangerous to the health, welfare or safety of that greyhound.</p> <p><b>Re: “...propagation of hereditary disorders and genetic disorders...”</b></p> <p>QRIC notes that most pedigree dogs have some breed specific ‘disease or condition’ that occurs at a higher prevalence. For greyhounds, this is Pannus<sup>2</sup>, which is an eye condition.</p>

<sup>2</sup> See Greyhound Eye Disease – Pannus description [\[LINK\]](#)



Animal Welfare League Queensland (AWL Qld) proforma submission	
Matter raised by AWL Qld	QRIC comment
<b>2. Animal welfare issues associated with greyhound racing</b>	
<p>Greyhound racing has long been associated with numerous animal welfare issues, which have raised serious concerns among animal welfare organisations and the public. Some of the key points include:</p> <p>The <b>fast-paced and competitive nature of greyhound</b> racing places these dogs at a significantly higher risk of injuries and even fatalities. The racing track environment, combined with the pursuit of speed and performance, exposes greyhounds to potential collisions, falls, and musculoskeletal injuries.</p>	<p><b>Re: "...fast-paced..." which may cause injury</b></p> <p>QRIC notes that a greyhound can reach a full speed of 70km/h and that most racing injuries are caused by interference between greyhounds in a race (i.e. collisions). Collisions are managed through track design, preferential box draws, double lures, vetting greyhounds, trialling and many other things.</p> <p>All serious injuries and fatalities are thoroughly investigated by the Greyhound Racing Injury Working Group, which is a committee that includes welfare officers from the Queensland Racing Integrity Commission (QRIC) and Racing Queensland (RQ). The details of all injury are reported, analysed and corrective action and/or best endeavours are applied to prevent and/or reduce future injuries.</p> <p>Also, RQ's <a href="#">Race Meeting Injury Scheme (RMIS)</a> provides up to \$5,500 assistance to ensure all greyhounds are provided with the appropriate treatment where possible.</p> <p>RQ will soon be undertaking consultation on a proposed new local rule to reduce unnecessary euthanasia.</p> <p>These measures are to ensure all greyhounds injured in racing events receive suitable veterinary specialist care as needed.</p>



Animal Welfare League Queensland (AWL Qld) proforma submission	
Matter raised by AWL Qld	QRIC comment
<p>The <b>conditions in which racing greyhounds are often kept can be substandard</b>, with some dogs spending a significant portion of their lives in kennels or crates. This restricted living environment can lead to physical and psychological distress, depriving the dogs of essential enrichment and companionship.</p> <p>The training methods employed in the greyhound racing industry have come under scrutiny for their potential to <b>involve harsh practices such as live baiting and doping</b>. These methods not only compromise the welfare of the dogs but also contribute to public perception issues surrounding the industry.</p>	<p><b>Re: Substandard conditions</b></p> <p>Under RQ's <a href="#">Queensland Local Rules of Racing – Greyhound</a>, Schedule 1 prescribes the minimum standards of care that greyhound owners and trainers must comply with.</p> <p>In addition to this, QRIC undertakes regular kennel inspections to ensure standards are being met. If non-compliance is identified, action is taken accordingly. This is akin to the role the Royal Society for the Prevention of Cruelty to Animals (RSPCA) performs for all animals, whereas QRIC's jurisdiction is specifically targeted to racing greyhounds, and racing standardbred and thoroughbred horses.</p> <p>It should be noted that QRIC and RQ are preparing new Racing Minimum Standards of Care, that will outline contemporary standards of care.</p> <p>In relation to concerns about live baiting, it should be noted that this practice is expressly banned under the <a href="#">GAR</a> (refer <a href="#">Division 2: Animal welfare offences relating to luring and baiting</a>).</p> <p>Doping prevention is a key integrity focus for QRIC. Greyhounds are swabbed (hair, blood, urine) out of competition, pre-race and post-race. QRIC operates the Racing Science Centre which conducts analytical tests on samples to detect prohibited substances. The GAR contains rules regarding the collection, storage and analysis of prohibited or banned substances and offences (See <a href="#">Part 8: Prohibited substances and prohibited methods</a>).</p> <p>Of over 21,000 swabs collected in the 2022-23 financial year, 75 returned a 'positive' for prohibited or banned substances.</p>
<p>The racing industry often <b>fails to provide adequate retirement plans</b> for greyhounds once they are no longer deemed competitive. Many retired greyhounds face uncertain futures, with many being abandoned, euthanised, or ending up in overcrowded shelters. Ensuring appropriate retirement plans and rehoming efforts for retired racing greyhounds is paramount.</p>	<p><b>Re: Retirement</b></p> <p>The Queensland Government funds the Greyhound Adoption Program (GAP), which is administered by QRIC. The GAP recently revamped the processes to improve throughput and it is aimed to support 100% of greyhounds retiring.</p> <p>It is noted that RQ will soon commence consultation on a new rehoming rule as well as the need for a retirement plan for all puppies whelped.</p>



Animal Welfare League Queensland (AWL Qld) proforma submission																				
Matter raised by AWL Qld				QRIC comment																
3. The proposal does not align with community values																				
<p>Commercial greyhound racing, once a thriving industry, <b>is now waning</b> and remains active in only seven countries: Australia, Ireland, Mexico, New Zealand, the UK, the US, and Vietnam. Its decline is evident in most of these nations.</p>				<b>Re: Decline in greyhound racing</b>																
				It is generally accepted that greyhound racing in Australia is growing.																
				The reported greyhound race meetings and starters for each financial year are as follows:																
				<table><tr><th>Financial Year</th><th>2018/2019<sup>3</sup></th><th>2019/2020<sup>4</sup></th><th>2020/2021<sup>5</sup></th><th>2021/2022<sup>6</sup></th><th>2022/2023<sup>7</sup></th></tr><tr><td>Meetings</td><td>559</td><td>575</td><td>638</td><td>615</td><td>661</td></tr><tr><td>Starters</td><td>42,072</td><td>43,531</td><td>49,960</td><td>50,860</td><td>55,877</td></tr></table>			Financial Year	2018/2019 <sup>3</sup>	2019/2020 <sup>4</sup>	2020/2021 <sup>5</sup>	2021/2022 <sup>6</sup>	2022/2023 <sup>7</sup>	Meetings	559	575	638	615	661	Starters	42,072
Financial Year	2018/2019 <sup>3</sup>	2019/2020 <sup>4</sup>	2020/2021 <sup>5</sup>	2021/2022 <sup>6</sup>	2022/2023 <sup>7</sup>															
Meetings	559	575	638	615	661															
Starters	42,072	43,531	49,960	50,860	55,877															
				<p>The greyhound racing industry has been undergoing reform with a focus on the better utilisation of animals (i.e. providing races for slower greyhounds). In Queensland, the current utilisation is 84%, which is up from 50% in 2016.</p> <p>Note: Other submissions also mentioned that greyhound racing is waning.</p>																
<p>In Australia, the <b>industry leans heavily on government subsidies</b>, largely sourced from gambling revenue. Without these substantial financial infusions, it's conceivable that the industry would be diminishing in Australia as well. A case in point is the Queensland government's recent decision to channel 80% of the revenue from the Point of Consumption Tax back into the industry, underscoring the extensive government backing it enjoys.</p> <p>In 2022, the Queensland government approved a \$40 million publicly funded greyhound track in Purga. This decision was made without Ipswich City Council's approval and despite significant public resistance. During the consultation phase, over 10,000 objections were registered against the development, including approximately 3,000 from Ipswich residents alone.</p>				<b>Re: Subsidies</b>																
				<p>The Queensland Government put in place last year the 20% Point of Consumption Tax, paid by wagering service providers (WSP's).</p> <p>About 80% of the tax collected is provided to Racing Queensland to cover wages, prizemoney, infrastructure and assistance to clubs and participants and provide welfare schemes.</p> <p>In addition, approximately \$20 million is provided to QRIC for race day costs. QRIC also receives approximately \$11 million from consolidated revenue to cover its residual operation costs.</p>																

<sup>3</sup> Racing Queensland 2018/2019 Annual Report [\[LINK\]](#)

<sup>4</sup> Racing Queensland 2019/2020 Annual Report [\[LINK\]](#)

<sup>5</sup> Racing Queensland 2020/2021 Annual Report [\[LINK\]](#)

<sup>6</sup> Racing Queensland 2021/2022 Annual Report [\[LINK\]](#)

<sup>7</sup> Racing Queensland 2022/2023 Annual Report [\[LINK\]](#)



Animal Welfare League Queensland (AWL Qld) proforma submission	
Matter raised by AWL Qld	QRIC comment
Greyhound Racing's reputation has suffered due to recurrent animal welfare concerns and the negative societal consequences of gambling. Notably, Australia ranks highest globally in gambling losses per capita, with losses in 2017 reported at an alarming US\$958 per person annually. This addiction has led to severe social repercussions such as crime, mental health issues, family breakdowns, domestic violence, and even suicides. It's worth noting that these detrimental effects hit lower-income and indigenous communities the hardest.	See above response to "Re: Substandard conditions"
<b>4. Impact on the community</b>	
The potential effects of housing 125 dogs mere hundreds of meters away from residential homes cannot be overlooked. The applicant's noise impact reports seem inadequate, assuming only 18 dogs will bark at night – a minuscule portion of the total projected number – and 58 dogs during the day. It's well-known that dogs, including greyhounds, frequently bark to communicate, especially during feeding times. Typically, if one starts barking, others follow suit.	<p><b>Re: Barking and noise</b></p> <p>QRIC notes that greyhounds are not typically a noisy breed. During feeding times, an increase in barking may occur however this usually ceases once the greyhounds are fed.</p> <p>It is noted that the size and orientation of the kennel block influences noise as typically, when one greyhound starts barking at a stimulation event (i.e. feeding time, entry of a human, etc.) other greyhounds start barking. Typically, barking would cease within 5 minutes of stimulation events.</p> <p>Note: Other submissions also raised concerns on the proposal's noise as an issue.</p>
<p>However, while occasional barking is expected, incessant barking is a concern. It's an unfortunate but common occurrence among kennel-dwelling dogs, often resulting from feelings of boredom, anxiety, fear, and repeated frustration. This continual barking is a distressing coping mechanism for these animals.</p> <p>The applicant's proposal lacks detailed plans for mitigating or addressing the inevitable noise disturbances, asserting that neither soundproofing nor other mitigation strategies are necessary.</p> <p>If approved, this development could profoundly affect nearby residents. Should the applicant not sufficiently recognise or address these concerns, the proposed development should be reconsidered.</p>	<p><b>Re: Common occurrence</b></p> <p>There is no evidence supporting this statement. Additionally, QRIC has not observed incessant barking at its 100-kennel Greyhound Adoption Program (GAP) facility (in Churchable) or when QRIC officers undertook kennel inspections.</p>



Animal Welfare League Queensland (AWL Qld) proforma submission	
Matter raised by AWL Qld	QRIC comment
<b>5. Detrimental effects on local biodiversity</b>	
<p>The current project, while not directly causing deforestation in the koala habitat, indirectly poses significant threats to the species and its environment. One of the primary concerns arising from this initiative is the <b>proximity of potential predators to the koala's habitat</b>.</p> <p>Introducing over 100 dogs on site is particularly alarming. <b>Dogs are known predators of koalas</b>, often chasing, injuring, or killing them. A substantial number of dogs in the vicinity significantly amplifies the risk to these already vulnerable marsupials. Even if these dogs are managed or restrained, the mere presence of such a large number can stress koalas.</p> <p>Furthermore, numerous studies have shown that koalas are particularly sensitive to environmental disturbances, notably man-made noises. Human activity can be distressing for these creatures.</p> <p>Though prey species, like koalas, may not always exhibit noticeable signs of distress or panic in the face of these disturbances, the underlying effects can be profound. Chronic stress, resulting from continuous alterations to their environment, can compromise their overall well-being. One of the severe ramifications of such stress is a decrease in their reproductive rates. Additionally, continuous stress weakens the immune system, making them more susceptible to diseases and reducing their lifespan.</p> <p>It's essential to consider these implications carefully. While the immediate footprint of a project might seem minimal, the ripple effects on local wildlife, susceptible species like the koala, can be profound.</p>	<p><b>Re: Predators</b></p> <p>In relation to the concerns regarding greyhounds wandering, QRIC notes that commercial greyhounds do not "wander free".</p> <p>See above response "<b>Re: Substandard conditions</b>" particularly in relation to live baiting.</p> <p>Note: Other submissions also raised concerns on the proposal's impact on koalas and the environment.</p>



Animal Welfare League Queensland (AWL Qld) proforma submission	
Matter raised by AWL Qld	QRIC comment
<b>6. Approval will set a concerning precedent</b>	
Endorsing this development could pave the way for further similar projects in the vicinity, especially given the imminent inauguration of the Greater Brisbane Greyhound Centre in Purga. While the state government has overlooked the community's reservations about greyhound racing, the Council holds a duty to engage with and prioritise the community's concerns. As such, it is imperative that this development, along with others of its kind, be declined.	QRIC has Nil comment on the issue of "precedent"

Animal Liberation Queensland (ALQ) proforma submission	
Matter raised by ALQ	QRIC comment
<b>1. Proposal does not align with community values</b>	
Commercial greyhound racing is an industry in <b>decline</b> and now exists in only seven countries around the world: Australia, Ireland, Mexico, New Zealand, United Kingdom, United States and Vietnam. The industry is in decline in most of these countries.	See above response to " <b>Re: Decline in greyhound racing</b> "
<b>Government support in Australia continues to prop up the industry</b> which relies on gambling revenue. If it wasn't for the government pouring millions of dollars back into the industry, it's quite likely the industry would be in decline here too. The recent decision by the Queensland government to deliver 80% of revenue from the Point of Consumption Tax back into the industry is the latest example of the huge government support the industry receives.  In 2022, the Queensland government paved the way for a publicly funded \$40m greyhound track to be built in Purga, bypassing the Ipswich City Council and ignoring the overwhelming number of public objections to the development. In the public consultation period, over 10,000 objections were received for the development, with around 3,000 of these coming from Ipswich residents.	See above response to " <b>Re: Subsidies</b> "





Animal Liberation Queensland (ALQ) proforma submission	
Matter raised by ALQ	QRIC comment
Greyhound Racing has <b>lost its social licence due to repeated animal welfare failures</b> , along with the impact of gambling on the community. Australia is the world leader in per capita gambling losses, eclipsing second place by a significant margin. 2013 data gives the annual gambling losses per capita at US\$866 per year. In 2017 it was reported as even higher at US\$958 per capita per year. The social harms are dramatic and include crime, psychological distress, divorce, domestic violence and suicide. These social harms are disproportionately borne by those who are lower income or indigenous.	See above response to “ <b>Re: Substandard conditions</b> ” With respect to the concern regarding gambling, this is regulated under the <a href="#">Wagering Act 1998</a> , which is administered by Queensland’s Office of Liquor and Gaming Regulation (OLGR). The OLGR monitors gambling activities to ensure safe and more responsible gambling environments that minimise gambling harm, build community confidence and support industry development. At the Commonwealth level, the Australian Advertising and Media Authority regulates gambling advertising and provides the National Self Exclusion Register (Betstop) for problem gamblers.
Compared to Brisbane LGA, which has a SEIFA (Socio-Economic Indexes For Areas) community disadvantage score of 1,048, Ipswich has a much lower community disadvantage score of only 961. This highlights that the City of Ipswich actually has a much higher level of socioeconomic disadvantage. This itself raises the potential that the community within Ipswich may be at increased risk of gambling harm.	QRIC has Nil comments on this matter
Ipswich shows evidence of being a jurisdiction with a higher average metered win (amount of money lost by players) for its Electronic Gaming Machines (EGMs). During December 2021, Ipswich had the eighth-highest average metered win for EGMs of all Queensland LGAs (Logan was the highest). This may suggest that the City is already at increased risk of gambling harm.	QRIC has Nil comments on this matter
Ipswich City Council’s Community Engagement Policy states: “Ipswich City Council is committed to meaningful engagement with the community on issues affecting the city and local issues that significantly impact the community. Public participation and engagement is the foundation of good decision-making and is mutually beneficial to the community and council. Council needs to seriously consider if supporting the expansion of greyhound racing in the area is in the best interests of the local community.	QRIC has Nil comments on this matter



Animal Liberation Queensland (ALQ) proforma submission	
Matter raised by ALQ	QRIC comment
<b>2. Impact on community amenity</b>	
<p>The impact that 125 dogs living just a few hundred meters from residential homes will have on the neighbouring residents cannot be understated. The applicant has commissioned noise impact reports that don't address the full scale of the development, assuming that the 'worst case scenario' at night will be 18 dogs barking in the kennels, only a fraction of the total number of dogs proposed to be living at the property, and 58 dogs barking simultaneously during the day.</p> <p>Kennelled dogs, including greyhounds, often bark for attention, to communicate with one another, at meal times or when they see a person walking past. Often, when one dog starts barking, many others will join in, especially at meal times. This is normal behaviour, and how dogs communicate with one another.</p> <p>Excessive barking is not normal behaviour, however, it's very common in dogs who live in a kennel environment. These environments fail to meet the needs of many dogs, who in turn suffer from boredom, frustration, anxiety, fear and frustration. Excessive barking becomes a coping mechanism for these dogs.</p>	See above response to <b>"Re: Barking and noise"</b>
<p>As well as failing to adequately address the potential noise impacts, the applicant has failed to address how they will prevent or treat excessive barking in the kennels. Furthermore, they have concluded that neither mitigation measures nor soundproofing are required. I don't feel that the applicant has met the following outcomes of the Ipswich City Planning Scheme Character Areas – Part 10, Division 5, Rural B, namely:</p> <ul style="list-style-type: none"> <li>– minimise noise and visual impact on the surrounding locality;</li> <li>– noise, dust and odour generation and the levels which may be acceptable above normal or current background levels.</li> </ul> <p>The approval of this development will have a major impact on the nearby residents, and if the applicant fails to identify or address this, the development must be rejected.</p>	<p>See above response to <b>"Re: Barking and noise"</b></p> <p>QRIC has Nil comments on the other matters raised</p>

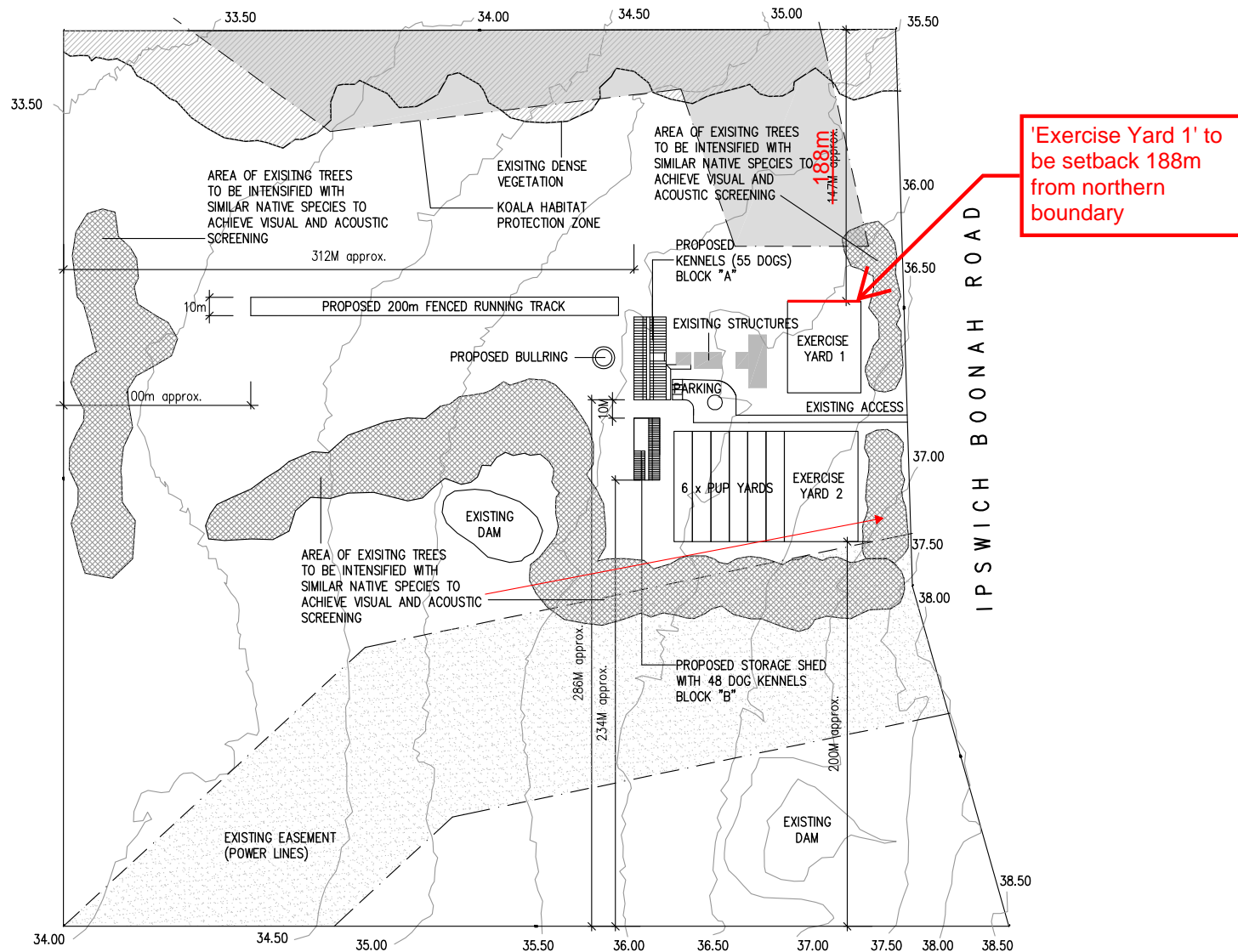


Animal Liberation Queensland (ALQ) proforma submission	
Matter raised by ALQ	QRIC comment
<b>3. Impact on flora and fauna</b>	
<p>This development is proposed in extremely close proximity to core koala habitat - environments that are quickly being destroyed in the Ipswich area. Habitat destruction is accelerating the decline of local koala populations, and last February, koalas were finally declared endangered by the Federal government - a change that reflects the failure of federal, state and local governments to properly protect the species over recent years.</p> <p>Habitat loss over the last 20 years has been a key factor in the decline of koala populations. Sadly, we see state governments and councils rubber stamp developments that impact koala habitat on a regular basis. While some developments seem small when looked at individually when compared to total habitat, all of this clearing and disruption leads to 'death by 1000 cuts' for the koala. Given the endangered status of koalas, the government should refuse any new developments that impact koala habitat.</p> <p>Whilst this development does not propose the clearing of koala habitat trees, it does place a huge number of predators within extremely close proximity to their habitat. Wildlife is likely to be impacted by the presence of 100+ dogs on site.</p> <p>Studies show that koalas have been found to become hypersensitive to anthropogenic noise. Prey species, including koalas, are very good at hiding visible signs of stress. Significant and permanent changes to their natural environment can result in chronic stress that can negatively affect the animals' reproduction and immune system. Urban fringe zones such as this location can be particularly stressful for koalas due to stressors such as noise, cars, dogs, and other threats.</p>	<p>See above response to <b>"Re: Predators"</b></p>



Animal Liberation Queensland (ALQ) proforma submission	
Matter raised by ALQ	QRIC comment
<b>4. Approval will set a concerning precedent</b>	
Approving this development may set a precedent for more, similar developments to move into the area, especially with the upcoming opening of the Greater Brisbane Greyhound Centre in Purga. The state government has ignored the community objection to greyhound racing in the area, however, the Council has an obligation to consult with and act on community interest by rejecting this development and any other similar developments.	QRIC has Nil comment on the issue of "precedent"
Other matters raised on submissions	
Other matters raised	QRIC comment
<b>1. Greyhounds being euthanised after blood collection</b>	
Greyhounds that were retired from racing were being drained of their blood before they are euthanised.	<p>QRIC is not aware of such practices occurring in Queensland. However, if anyone in the public is aware such incidences, they are encouraged to pass on the information to QRIC for investigation.</p> <p>QRIC notes that greyhounds have certain properties in their blood that make them compatible donors. Greyhounds have high red blood cells and over 80% are generally blood type DEA 1.1 negative, which is the canine version of a universal donor<sup>8</sup>.</p> <p>For this reason, many veterinary clinics have greyhound pets as donors for emergencies. None are drained of their blood as they are much cherished pets whose owners volunteer them to assist in saving other canine's lives.</p> <p>In Queensland, a company called PlasVacc operate and supply hyperimmunised blood products to vet clinics for surgery and disease treatment across the nation and internationally to also save lives. PlasVacc maintain a kennel of donors that regularly provide plasma for these products. The operation is governed by strict ethics approvals and no greyhounds are drained of their blood and euthanised.</p>

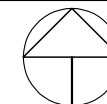
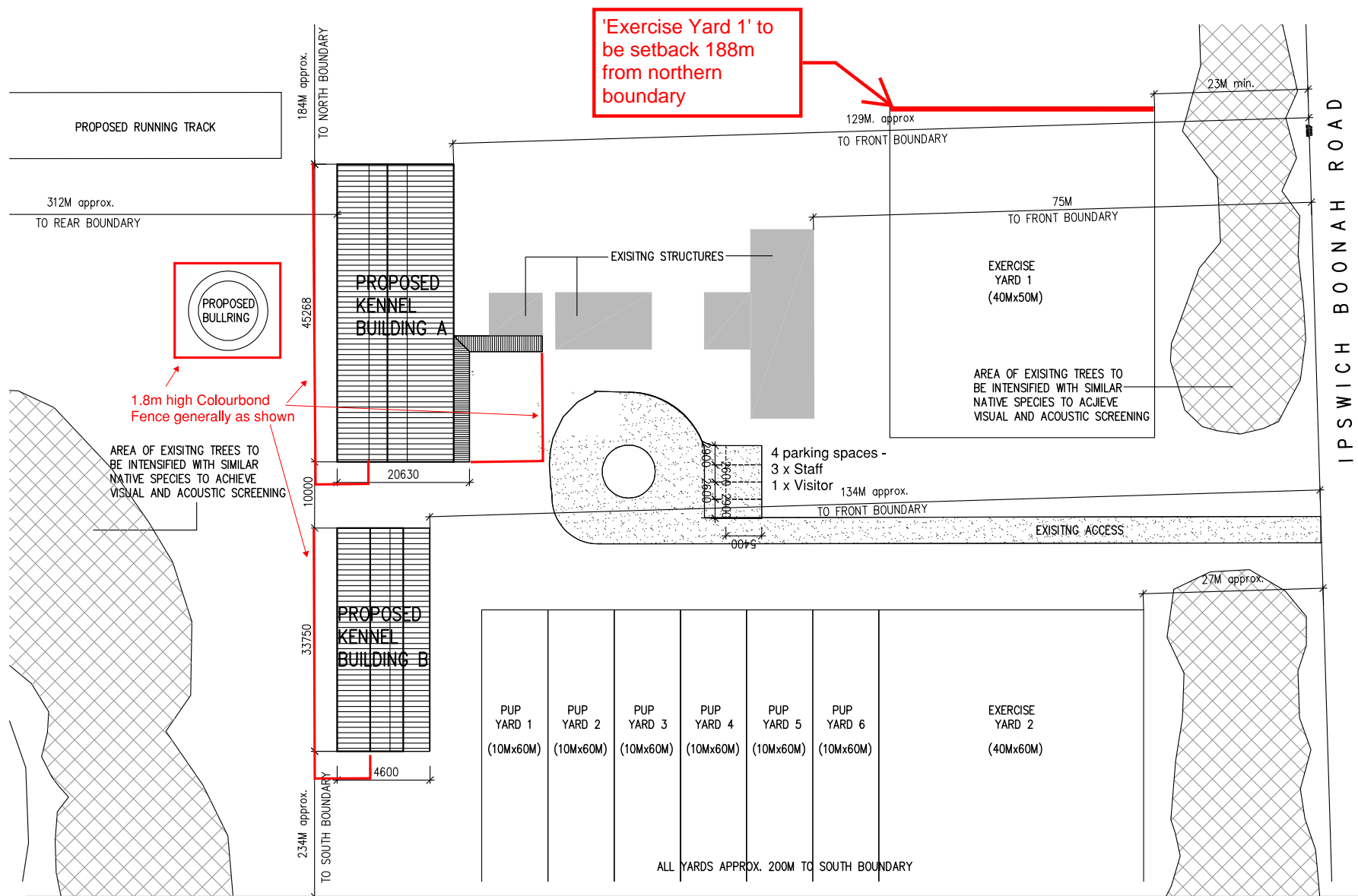
<sup>8</sup> Refer to Australian Animal Blood Bank website [\[LINK\]](#)

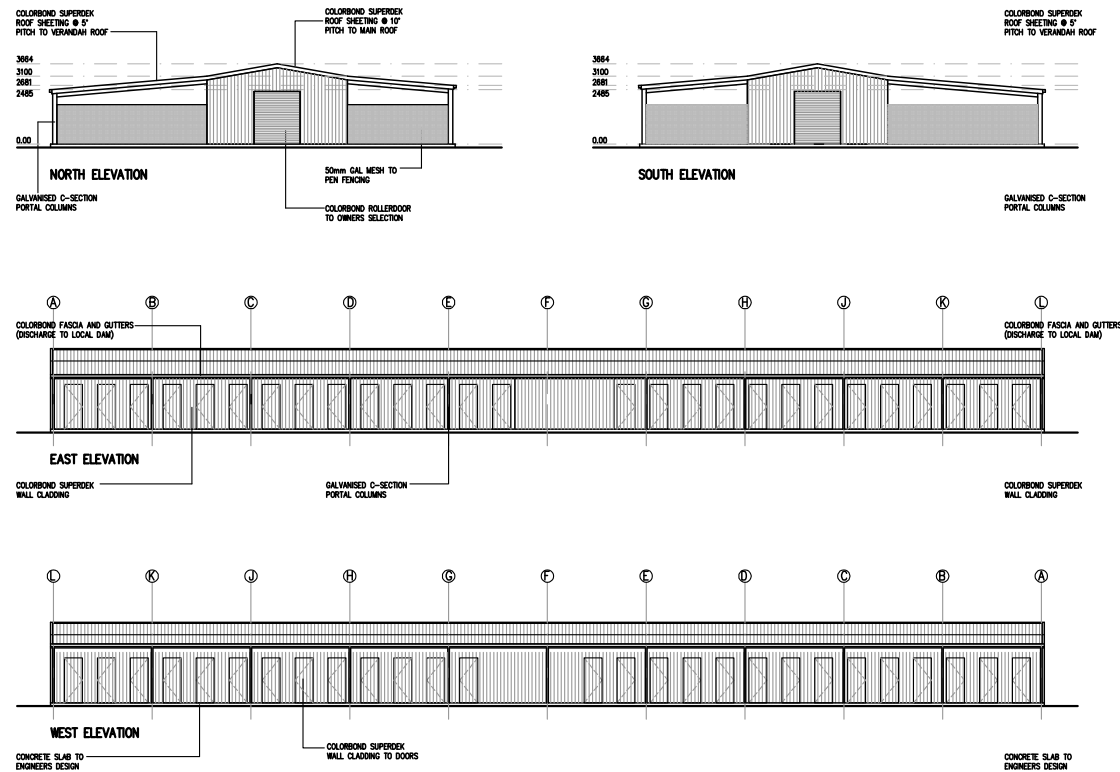


PROPOSED GREYHOUND KENNELS  
763 IPSWICH BOONAH ROAD

FULL SITE PLAN 1:2000 @ A3

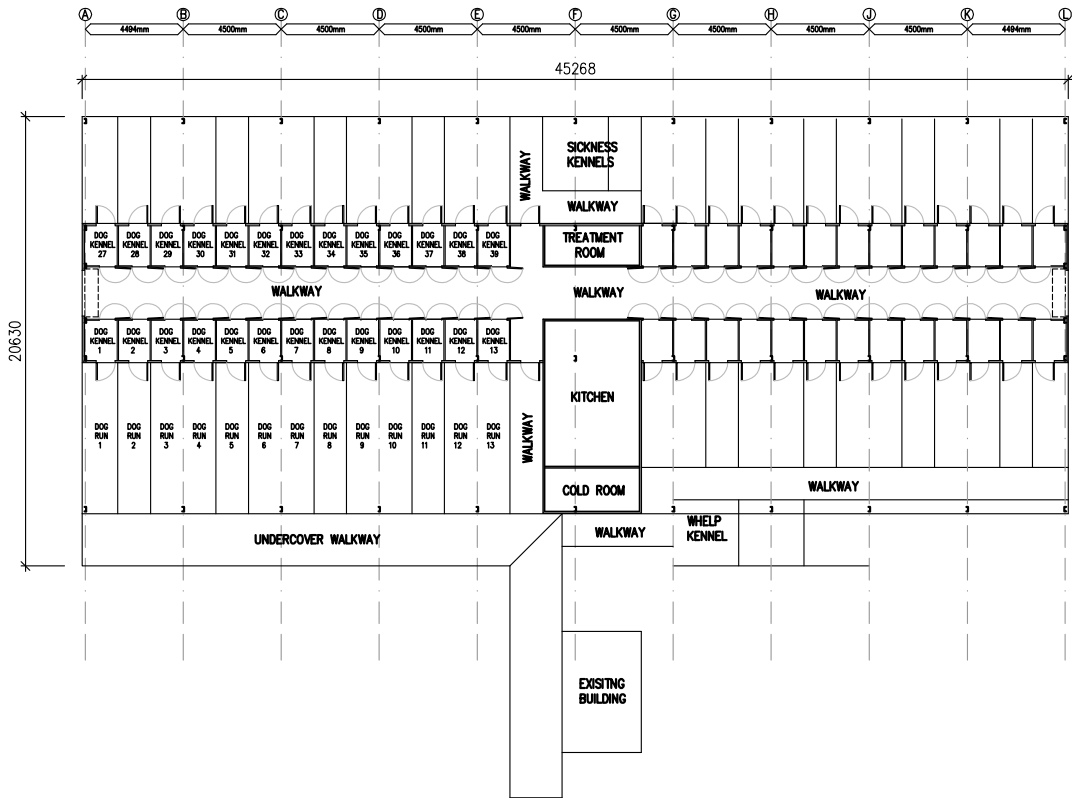






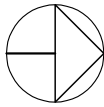
PROPOSED KENNEL BLOCK "A"  
763 IPSWICH BOONAH ROAD

ELEVATIONS 1:200 @ A3



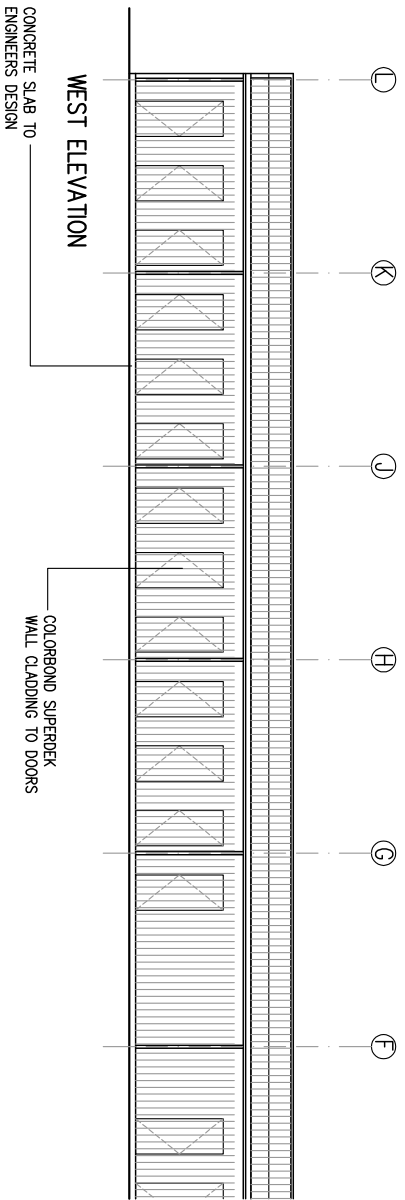
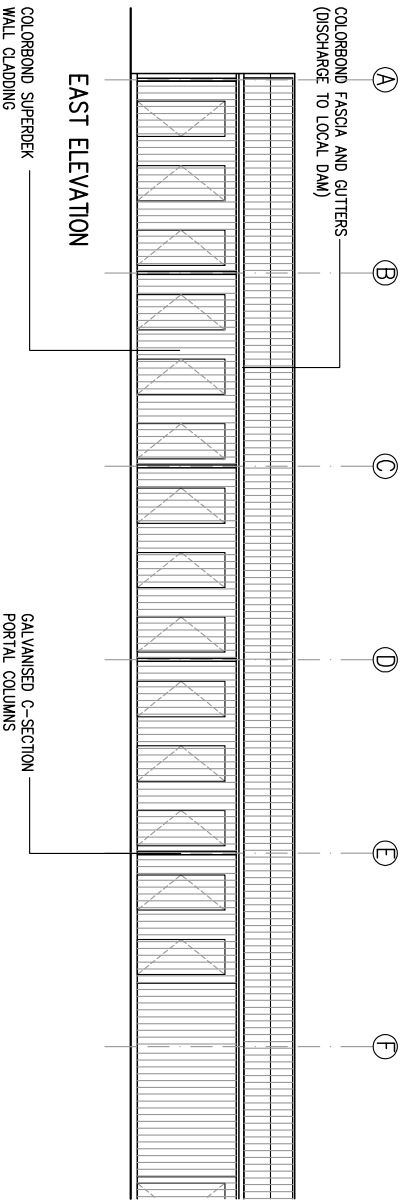
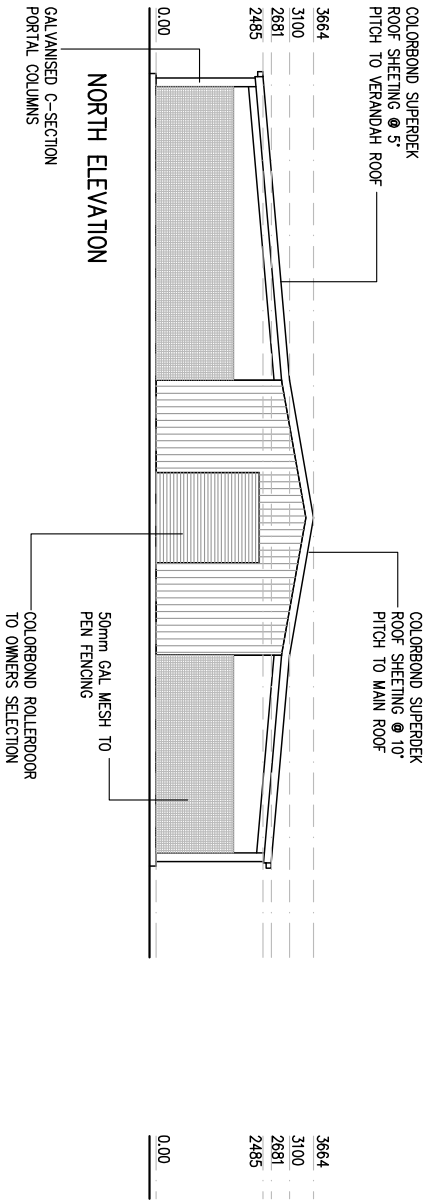
PROPOSED KENNEL BLOCK "A"  
763 IPSWICH BOONAH ROAD

FULL FLOOR PLAN 1:200 @ A3



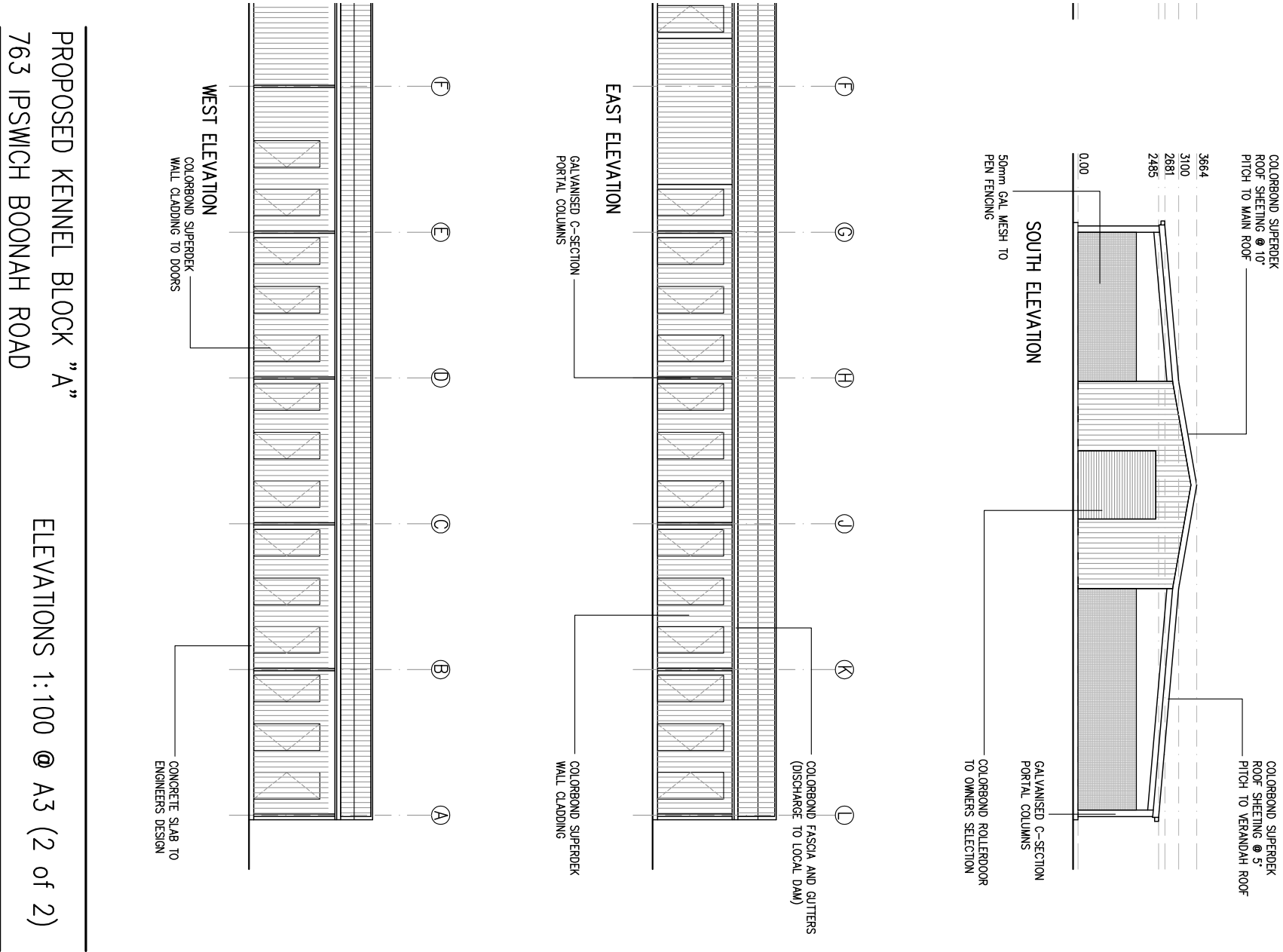


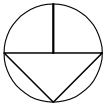
Item 7 / Attachment 2.



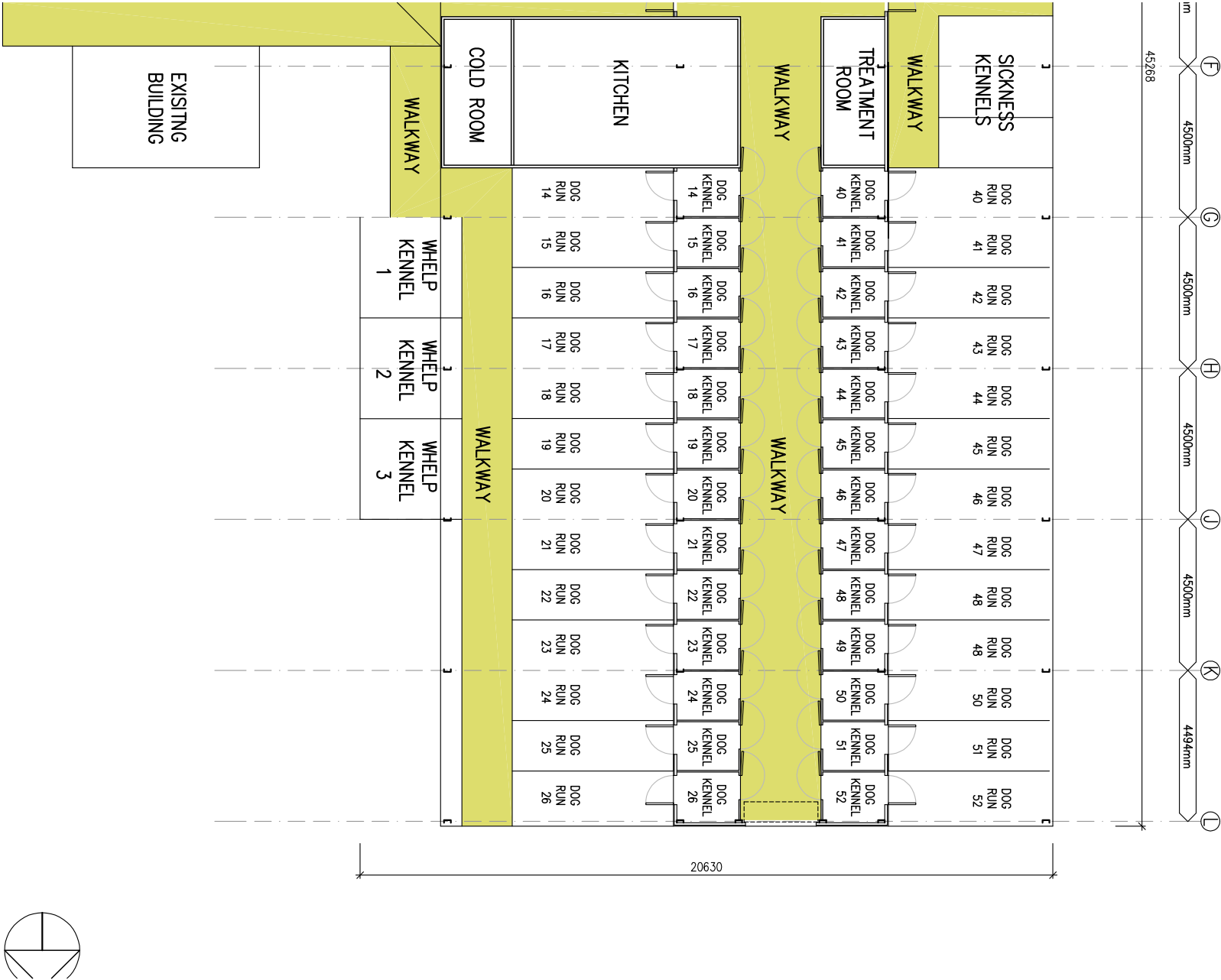
PROPOSED KENNEL BLOCK "A"  
763 IPSWICH BOONAH ROAD  
ELEVATIONS 1:100 @ A3 (1 of 2)

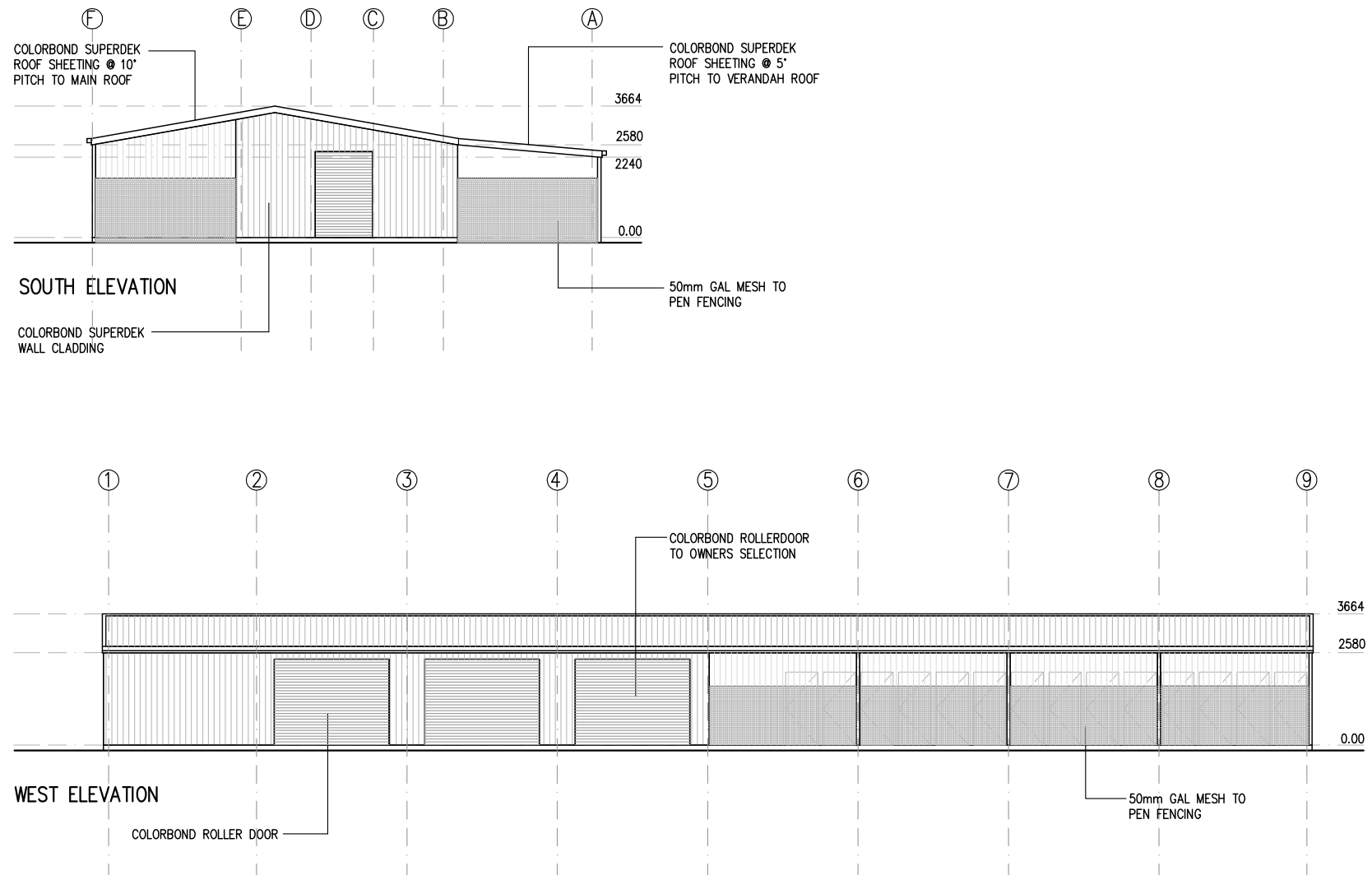
Item 7 / Attachment 2.





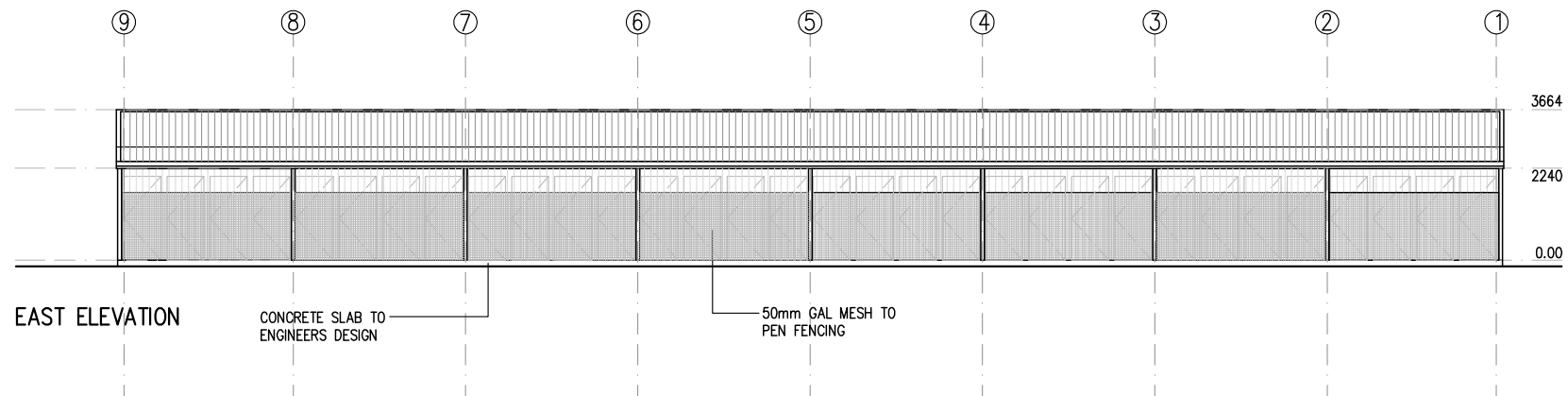
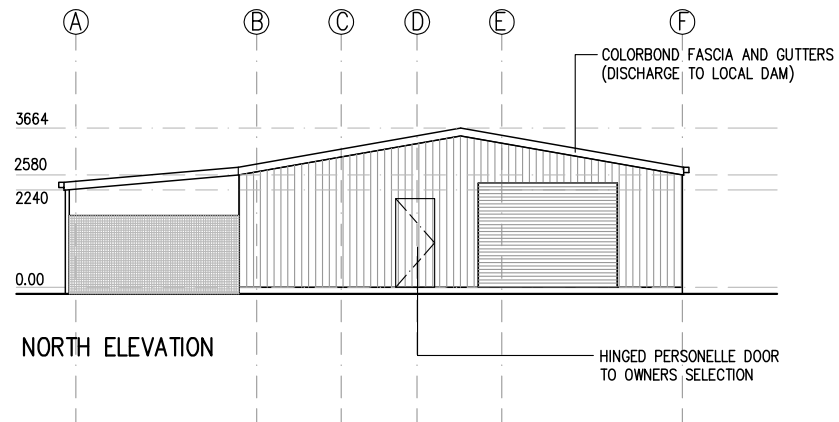
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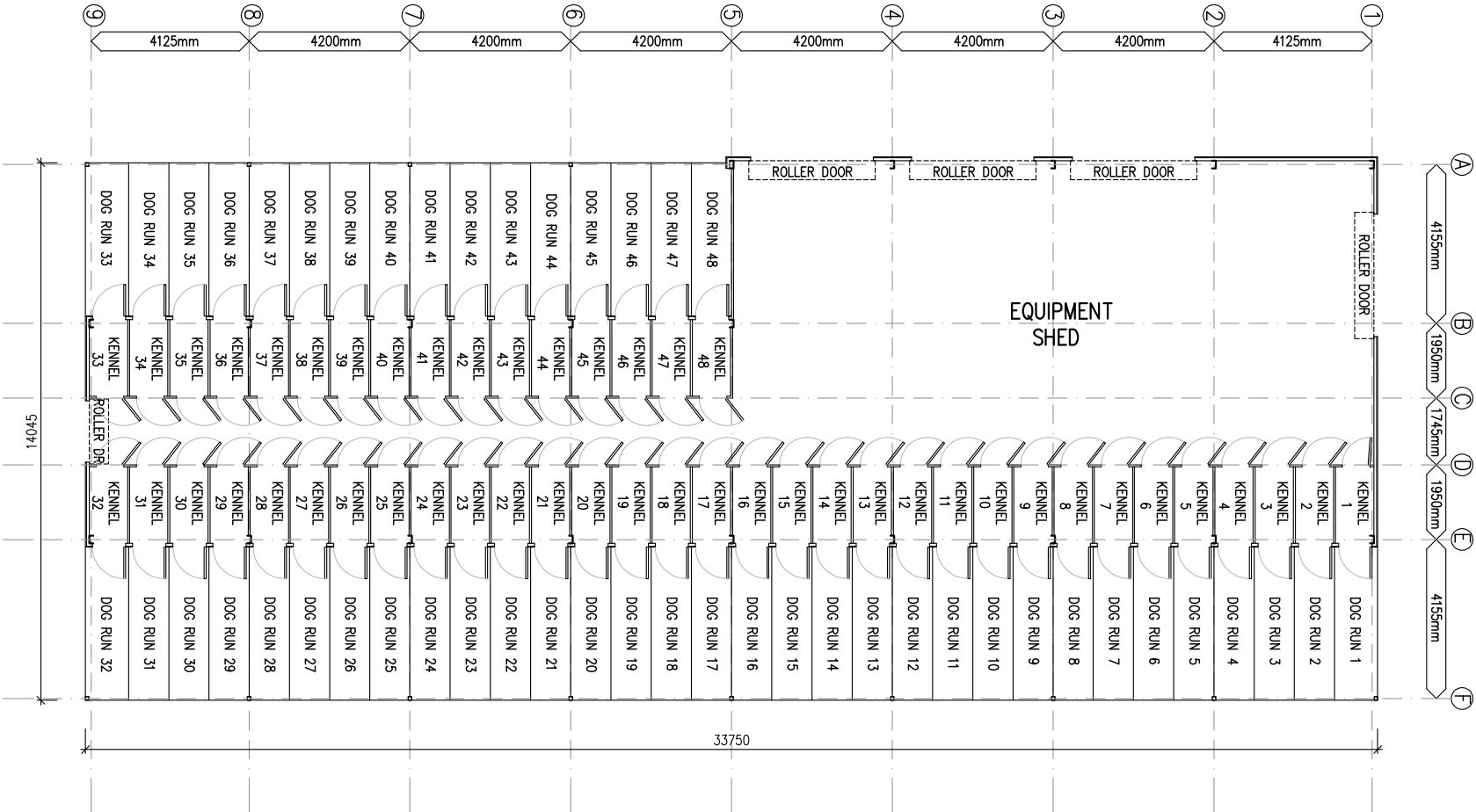
PROPOSED KENNEL BLOCK "B"  
763 IPSWICH BOONAH ROAD

ELEVATIONS 1:100 @ A3 (PAGE 1 OF 2)



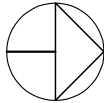
PROPOSED KENNEL BLOCK "B"  
763 IPSWICH BOONAH ROAD

ELEVATIONS 1:100 @ A3 (PAGE 2 OF 2)



PROPOSED KENNEL BLOCK "B"  
763 IPSWICH BOONAH ROAD

FULL FLOOR PLAN 1:100 @ A3



Ipswich City Council

**Attachment B**  
**Properly Made Submitters List**  
**File No: 2129/2023/MCU**

	Name of Submitter	Street Address	Suburb, State & Post Code	Country	Email Address
1	Keith and Leighann Edwards				
2	Samara Halliwell				
3	Adam Richards				
4	Keith Edwards				
5	Brooke Bramwell				
6	Ilana Cent				
7	Hubert Esser				
8	Rebecca Esser				
9	Belinda Lock				
10	Regula Hess				
11	Tim Bell				
12	Ebony Gorincu				
13	Ildi Ehsman				
14	James Mulcare				
15	Joan Kolessar				
16	Donn Cammarata				
17	Theresa Sullivan				
18	Carly Lownds				
19	Darren Taylor				
20	Mark R Gaydos				
21	Gayle Blakeslee				
22	Louisa-Jill Fowler				
23	Gary T Zahler				
24	Steve Miller				
25	Rissa Goodhue				
26	Aileen Glynn				



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27	Miranda Whatley	
28	Samara Halliwell	
29	Christine Stalter	
30	JEFFREY SOAR	
31	julie chantery	
32	Jennifer Smith	
33	Patty	
34	Tracey Aquino	
35	Tracey Aquino	
36	Ellie Robertson	
37	Katarzyna Zalewska	
38	Heidi M Taylor	
39	Haidee Walker	
40	sharne vogt	
41	Andrea Leber	
42	John	
43	Kate Cooke	
44	Patricia Cummings	
45	Cathy Yee	
46	Val Nemeth	
47	Brenda	
48	Valérie Raynaud	
49	Sherree Gordon	
50	Chantel Ramnanan	
51	Chantel Ramnanan	
52	Laurie Kozbelt	
53	Bruna Manduci	

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54	Helen Stephens	
55	Harika Gangu	
56	June Frost	
57	Chris Exelby	
58	Lorelle Coward	
59	Cathy Light	
60	Joan Roberts	
61	William Haran	
62	Susie Redford	
63	Kerry McGrath	
64	Jamie D Thomas	
65	Jef Tan	
66	Michelle Kraatz	
67	Lorraine Doornebosch	
68	Andrew Valk	
69	Suzanne Marienau	
70	Charlenfte Henley	
71	Lisbeth M Larsen	
72	Therese Chappell	
73	Charlotte Goldsworthy	
74	Gillian Ireland	
75	Joanne Macnamara	
76	Bronwen Evans	
77	Sharon McFadden	
78	Robert Hart	
79	Susan Borys	
80	Laura Ireland	
81	Fran Miller	
82	Neva	

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83	Kristen Ripper	
84	Janet Duran	
85	Paula	
86	Kate Gualtieri	
87	Michele Nihipali	
88	Kate Ador	
89	Jennifer Kerr	
90	Marissa	
91	Tanya Shats	
92	Korrin Kearney	
93	Lisa Iffland	
94	Jennifer A Ivers	
95	Michelle Livock	
96	Julie Clayton	
97	Anja Kosir Romandini	
98	lesley kahler	
99	Cori J Ellison	
100	Cheney Railton	
101	Erika Celedes	
102	Kaisa Kähönen	
103	Hind Samy	
104	Alicia Jarrett	
105	Phil Higham	
106	diana kolaski	
107	Caroline Keating	
108	Alison	
109	Rachael Tilley	

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110	Bryan Buchanan	
111	Alan Harper	
112	Etienne Wasili de Meyer	
113	Jamie Reifman	
114	Barbara Murphy	
115	Jo Hobart	
116	Steve Rhodes	
117	Gen Bassett	
118	Alexandria Walke	
119	Karen D Felts	
120	Brenda Greaves	
121	Cindy Stein	
122	Jo Little	
123	Heather Griffiths	
124	Tiziana La Mendola	
125	T Allen	
126	Michelle Rowbotham	
127	Peter Rowbotham	
128	Wendy Archer	
129	Laurie Kozbelt	
130	Mandy Wilson	
131	Linda Pemberton	
132	Patti Pennisi	
133	Frankie Seymour	
134	Julia Keith	
135	Doug Flack	
136	Cheri Thorne	

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137	Cathy Blasonato	
138	Catherine Weir	
139	Rob Hall	
140	Alexandria Walker	
141	Carolyn Cresswell	
142	Kim McArdle	
143	Elizabeth Enright	
144	Judith Bacon	
145	Julie Meryl Flynn	
146	Marie Howarth	
147	Karla Hinton	
148	Monika Mari	
149	R. Dene Larson, Jr.	
150	Rose Hess	
151	Patricia A Pruitt	
152	Michelle Setaro	
153	Ann	
154	Jennifer Edwards	
155	Maria Gayoso	
156	Jan Hutton-Atkin	
157	Kim Watson	
158	Carina Viviers	
159	Iris Patty Yermak	
160	Joshua Wright	
161	Alicia Montejano	
162	Michelle head	
163	Naila M Johnston	
164	Margarita Perez	

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165	Gloria Dawn	
166	Bel apoercy	
167	Joan Natoli	
168	Michelle Leigh	
169	Judy Smith	
170	Denise Marguerite Csecher	
171	shanti	
172	Denisa Jalloh	
173	Margarita Gonzalez	
174	Lynne caryn Rosenfield	
175	Joan Freestone	
176	Stacie Malone	
177	Janet K McCarthy	
178	Mari Mennel-Bell	
179	Tracy Kelly	
180	Margi Mattes	
181	Barbara Swyden	
182	Sue Spencer	
183	Vicky Tang	
184	Nick Crawford	
185	Quentin Dresser	
186	Lance Kammerud	
187	Marion Bennett	
188	Carrie Darling	
189	Margaret Fularczyk	
190	Nancy Yeeting	
191	Emma Wright	

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192	Jeanette meier	
193	Professor Barry Spurr	
194	Bea Prinz	
195	Renee Mumford	
196	Laura Mani	
197	Trisha Carlton	
198	Tracey	
199	Lyndal ferrari	
200	Peter and Meryl Evans	
201	Dan Stroede	
202	rosalie scott	
203	David Bott	
204	Tracy	
205	Ashley Temple	
206	Jane Crothers	
207	Rachel Rymill	
208	Jane Gray	
209	Rhiannon Mulhearn	
210	Jennifer Ross	
211	David Gilbard	
212	Edward Vahlin	
213	Alix Brown	
214	Loma Simpson	
215	ElsaMarie Butler	
216	Barbara Nina Council	
217	Clio Popof	
218	Gavin Manley	
219	Russ Brown	

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220	Alexandra Popoff	
221	Tess Tsindos	
222	Leanne Sternbeck	
223	FG and EG Voltz	
224	Stefanie Awiszus	
225	Andrew David Webster	
226	Danielle Ifrah	
227	Paul	
228	Sally Purbrick-Illak	
229	Timothy Edward Duda	
230	Duncan Burnet	
231	John Marro	
232	Debra Furness	
233	Penelope Prochazka	
234	Mavis Rothwell	
235	Ailsa Kuiper Kuiper	
236	Diana Tomkins	
237	Susan Moran	
238	Magda Palmer Cordingley	
239	Karen Bennett	
240	Nadir Rahman	
241	Anastasia Hanifan	
242	Michelle Austin	
243	Angela Murphy	
244	Susan Clark	
245	Stacey Horton	
246	Noelene Jensen-Wolf	
247	Joe	



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248	Irene salad	
249	Ann Jeffery	
250	Sophie Herndon	
251	Jody Rayman	
252	Anita marks	
253	Summer	
254	Carolyn Wragg	
255	Gemma Rushton	
256	Jacqui Needham	
257	Judy De Groot	
258	Alicia Vassallo	
259	Kate Smith	
260	Summer	
261		
262	Robyn Bryant	
263	Terry Fogg	
264	Sandra Couch	
265	Yvette v Vernet	
266	Hélène Prost	
267	Jill White	
268	Laura Giles	
269	NICOLE RIERA	
270	Christina Stoud Plotou	
271	Stephen Richard Martin	
272	Desanka Sandulovic-Ongaro	
273	Kim Earle	
274	Karen Hill	
275	martha I burton	

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276	Anthony Donnici	
277	Sara Woods	
278	Kimberly Short	
279	Julie	
280	Phoebe	
281	Sylvia Raye	
282	Meg Anderson	
283	Susan Lynn	
284	Cristina Souza	
285	Dominique Girard	
286	Jennifer Sunderland	
287	Darla	
288	Beverly palombo	
289	Doreen Gallien Gallien	
290	Nina Scozzari	
291	Priscilla Trudeau	
292	Ashley Wilkerson	
293	Christine Harvey	
294	Barbara Munini	
295	PATRIZIA BOSI	
296	Richard Rothstein	
297	s wendy calkins	
298	Brenda Jaenicke	
299	debby taylor	

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300	Linda Leonard	
301	Diana Lewis	
302	Pam Woodall	
303	Donna Verdugo	
304	Beverly Bullock	
305	Christine Harvey	
306	Peggy vanslyke	
307	Stephanie Therrien	
308	Lori Moog	
309	Linda Klein	
310	Sandy Dryer	
311	Barbara Johnson	
312	Mark Reback	
313	sherrri hodes	
314	Barbara McCane	
315	Deborah J Chronister	
316	Richard J Rimler	
317	Julia VETRIE	
318	Bobb Shelley Marton	
319	Alice Nicholson	
320	Harriet McCleary	
321	Karyn M Graham	
322	Donna Hamilton	
323	Linda Bolduan	
324	Connie Raper	
325	Dolores Hall	

326	Iva Turato	
327	Elizabeth Krocheski	
328	Alexandra Leaton	
329	Annie Davis	
330	Sarah Roland	
331	Orva M Gullett	
332	Mary Parkhill	
333	Stephanie Roy	
334	Roberta Kessler	
335	Susan McClure	
336	Francoise H La Monica	
337	Dolly J Sandy	
338	Hind Samy	
339	Anne Evans	
340	Karen Nagel	
341	Helene Clifton	
342	Susan Laursen	
343	Ivica Rus	
344	Carolyn Roux	
345	Harriet McCleary	
346	Peter Townsend	
347	Carolyn Roux	
348	Aleda Richardson	
349	Carrington Petras	
350	Richita Anderson	
351	Brigitte Maillot	
352	Dionne Toye	
353	Connie Farren	

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354	Moira Flinn	
355	Wendy Weldon	
356	Denise Burroughs	
357	Nancy Warren	
358	PJ Mock	
359	Kellie Miller	
360	Paula Stevens	
361	Anita Burton	
362	Analia Caiazza	
363	ferron	
364	John T Colyer	
365	Leilah Yanez	
366	Janell Copello	
367	Janet Redfern	
368	Grant Sorrell	
369	JESS FRIEDMAN	
370	Therese M Mazzei	
371	Karen Reid	
372	Danielle Tremblay	
373	Julie A. Richards	
374	Grace Padelford	
375	van beveren	
376	Kate Delmore	
377	James	
378	Rebecca W Ruffino	
379	Phyllis A Burkett	
380	Melissa Pressimone	
381	Kirsty Turner	

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382	Teresa Thompson
383	Milena Cifali
384	Jeanette Newton
385	John Swift
386	Lyn McPherson
387	Hansen
388	Lacey Levitt
389	Patricia Bleuel
390	Judith Specht
391	Silvanna Richardson
392	Hannah lines
393	Eva Zetterström Sweden
394	Brett Bell
395	Ms Jennifer Gregory
396	Judith Clark
397	Eleanor Dowson
398	Gabriele Schnoor
399	Mark Andrews
400	Thomas Scanlan
401	Lorena Delgado
402	Lisa Strand
403	Lee Geard
404	Jan Mills
405	GEORGIE BROMWICH
406	Lindsay Saunders
407	Toni-Jo Heinze Menasco

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408	Susan	
409	Belinda Lees	
410	Claire Bingley	
411	Julie Phillips	
412	LEONIE LYALL	
413	Felicia chapman	
414	Lexie Hillman	
415	Parnian Khalili	
416	Virgene Link-New	
417	Tracy Ollington	
418	ALEX JENKINS	
419	Annika Pellegrini	
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421	Lori Van Der Burg	
422	April Hamilton	
423	Aarthi Balakumar	
424	Nicole Toomey	
425	Caroline Langer	
426	Halina Drwecka	
427	Glenda McIntyre	
428	Christopher Evans	
429	Roxana Anabella Sagona	
430	Debbie Kirkbride	
431	Lise Morgan	
432	Lenore Meryl Scott	
433	Tempest Knight	

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434	Corinne Gyi
435	Amy Mariette Blackmore
436	Susan Lee Fleming
437	Georgia
438	Lorraine Milligan
439	Ian Mackenzie
440	Yi Luo
441	Lorraine Taylor
442	Cheryl Scott
443	Lena Donaker
444	Rhonda Walsh
445	Keith H Van Alstine
446	Jo-Anne Jarrett
447	Amity Drinkwater
448	Nora Coyle
449	Didelot Sylvie
450	Laura Zanoletti
451	Franceasca Barrett
452	Kirsten Alexander
453	Leigh Olson & Family
454	Lise Hull
455	Lyn Reid
456	Gordon James
457	Thomas Munco
458	Angela Du Toit
459	Jill Van Es
460	Brian Atty
461	Melissa McLelland
462	Chris Benson



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463	Cyril Durdax			
464	Linda Roberts			
465	Isabel Fernandez			
466	Helen Weder			
467	Caroline Behm			
468	Tanisha Galea			
469	Toni Thurogood			
470	Jennifer Corrigan			
471	Charlotte Collins			
472	Kathleen Fernandez			
473	Ananthanarayan Ramakrishnan			
474	Nadia Waskiw			
475	Rhonda Green			
476	Bairavi Pia			
477	Jan Allen			
478	Patrick Chong			
479	Marine Lye			
480	Taryn Haynes			
481	Theresa DiTullio			
482	Ani Kerrigan			
483	Anne Picke			
484	Susi Lavett			
485	Jodie Ann Gibbs			
486	Anji Chapman			
487	Kim McDonald			
488	Kirsty Salisbury			

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Ipswich City Council

489	Rob Quinnell	
490	John Pallotta	
491	Paolo	
492	Joanne Campione	
493	Melanie Sanderson	
494	Kristen	
495	Valerie Huffman	
496	Harold Watson	
497	Judy Tilley	
498	Colin Knowles	
499	Ruth Boniface	
500	Julie Baker	
501	Rebekah Wood	
502	Rob Batchelor	
503	Fatima Roshdieh	
504	Tomoyo Tamatani	
505	Greg Rosas	
506	Jeneane Morphet	
507	Naomi Parker-LaBrooy	
508	Karen Jeffery	
509	Belinda Bonello	
510	Jeffrey Grundy	
511	Elizabeth Wright	
512	Vikki Warne	
513	Melody Martin	
514	Michelle Blessing	
515	Vera de Carolis	
516	Andi Willis	

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517	Ingrid Pegram	
518	Debbie Martinez	
519	John Milson	
520	Ann Marie Daly	
521	Cinzia Morelli	
522	Spry Lynne	
523	Orlagh Doyle	
524	Mariann Adcock	
525	Sam Chapman	
526	Julie McConville	
527	MRS KATHERINE J RANDALL	
528	Kelsie Pirini	
529	Carolyn Balls	
530	Samantha Harker	
531	Kim Potter	
532	robin grimmond	
533	Elizabeth Gentle	
534	Sonja Love	
535	Deborah Morris	
536	Paula Levy	
537	Suzette Cooper	
538	Gerri prior	
539	Misa Y	
540	Karen Rabey	
541	Simon Artz	
542	carolina	
543	Jessica Crouch	

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Ipswich City Council

544	Emma Jones	
545	Valerie Nordberg	
546	Nico Font	
547	Hortencia Munoz	
548	Graeme Palmer	
549	Elizabeth Anne Duggan	
550	Patricia Foroni	
551	Wendy Jongerius	
552	Olivia Trainor	
553	Mary Firenze	
554	Lisa Blackburn-Prout	
555	Jan Kendall	
556	Darryl Prout	
557	Damon	
558	Judith Rodda	
559	Wendy Jones	
560	Danielle	
561	Julian Carr	
562	Christine du Preez	
563	Casper Myers	
564	Stella Bartlett	
565	kathleen	
566	Pepper Elvin	
567	Deborah McPherson	
568	Maree O'Connor	
569	Mary Bracken	
570	Michelle Vella	
571	Megan Watson	

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Ipswich City Council

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573	Nadia Warne	
574	Charmaine Gill	
575	Vivien Thompson	
576	Vera T GERBER	
577	Sarah	
578	Dixie-Lee Whiteman	
579	Lauren Head	
580	Jenny Goble	
581	Sheila Gilbert	
582	Sarah	
583	Dorothy Feasey	
584	Diana Hockley	
585	Carradean Hopley	
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588	Helen Whittaker	
589	Helen Taylor	
590	Dorothy Feasey	
591	Julie Sewill	
592	V Mustchin	
593	April Page	
594	Labrousse	
595	Linda HUDYE	

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597	Lydia Soilemezi	
598	Manuela Pia Maria Rollins	
599	Annette Rankin	
600	Esther Muller	
601	Anne Osborne	
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603	Lorraine Raisbeck	
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612	Lauren Leith	
613	David Martinez	
614	Dagmar Grabsch	
615	Ian David Duncan	
616	Irene Drokan	
617	barbara varga	
618	Norman and Kathryn Poole	
619	Renny Wodynska	

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Ipswich City Council		
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621	Genevieve Gillian Sullivan	
622	Lea Oakes	
623	Susan Jane	
624	Lisa Black	
625	Chris Rohde	
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628	Kath Marmo	
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630	Jörg Gaiser	
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633	Daisy Roth	
634	Gerard Gardner	
635	Montserrat Martinez	
636	Lotte van Es	
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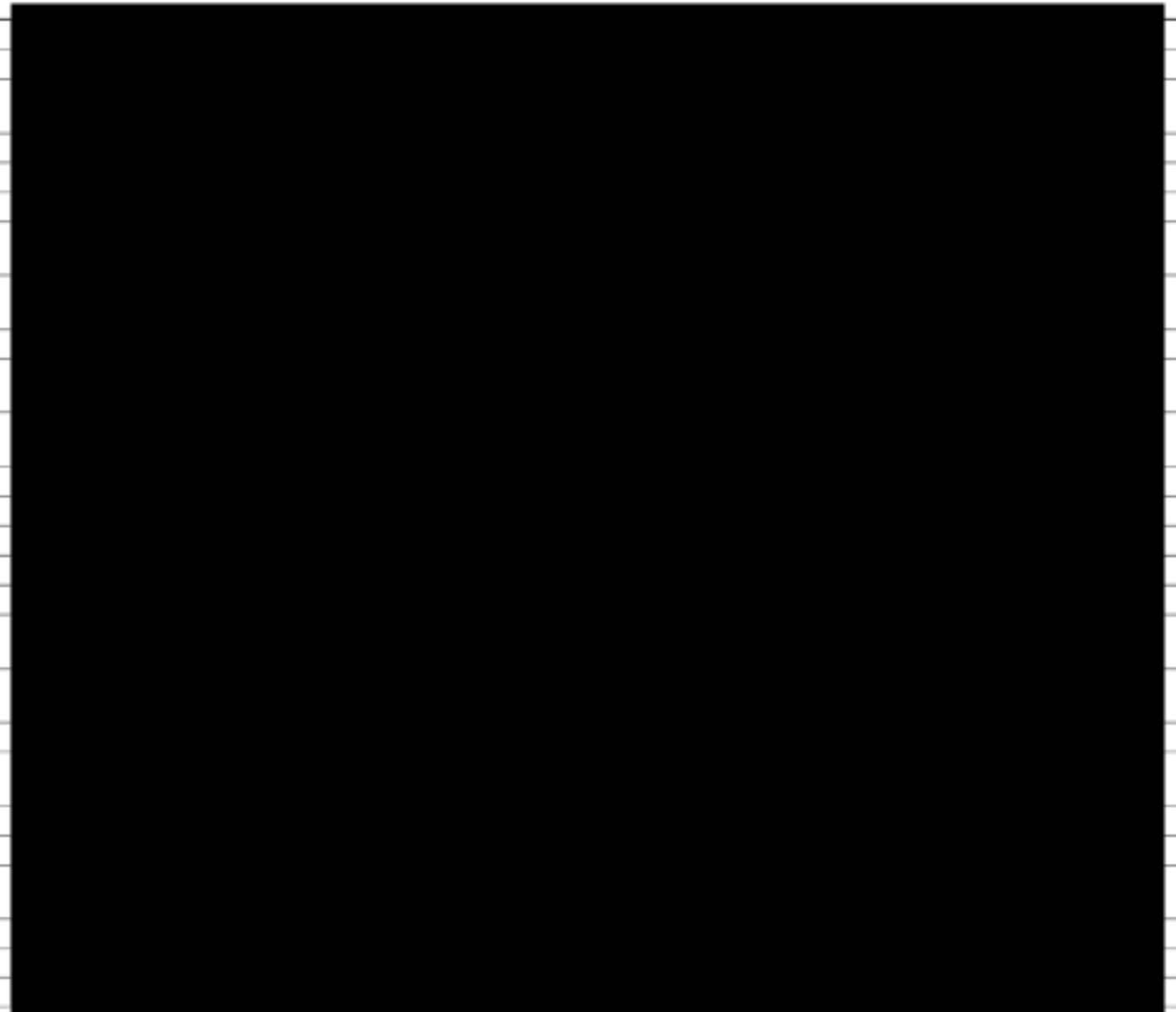
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652	David Kennedy
653	Sophie White
654	Jung Marilou
655	Samantha Deanus
656	Elisabeth Nymann
657	Paul Hildred
658	Julie Freidman
659	Trudy der-Kinderen
660	Mark Jones
661	Lynn Paul
662	Anna Zervos
663	Carol Frye
664	Julie Zerner
665	Bobbie Maton
666	Jenny Storaker
667	Suzi Beaton
668	Lynda Ipe
669	Pam Brandis



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670	Carmel Morgan
671	Iris Dorsett
672	Ivan
673	Gordon Matheson
674	Jessica
675	tanya blackmore
676	Lizette Watson
677	Oudni Cora
678	Richard Lambert
679	Jeannett MacDonald
680	Maureen Teresa Fordyce
681	Ingrid Baijens
682	Eugenia Holak
683	Dr Catherine Tiplady
684	Gillian Ollerenshaw
685	Herald Guiborat
686	Andrea Cencioni
687	Jennifer Pearen
688	Kay Dyer
689	Deborah Luciano
690	Linda Voci
691	Christiane Kutschan
692	Mary Edel Guzman
693	Brigitte Anony
694	Catherine Hatfield



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695	Jacqueline Glyde	
696	Eileen V. Fazzini	
697	Tracy Boreham	
698	Rebecca See	
699	Jane Grace	
700	Becky Brown	
701	Shannan Johnson	
702	Dawn Hamilton	
703	Linda Lewis	
704	Jennifer Carter	
705	Deborah Rees	
706	Christina Williams	
707	Helena Harrington	
708	Georgina Powell	
709	Alanne McIlroy de Baladron	
710	Jared Brenner	
711	Yvonne Fast	
712	Astrid van der Geest	
713	Christina Williams	
714	Karen Atkins	
715	Maj Ylimys	
716	Marisa Besteiro	
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718	Deanna Irene Witcher	
719	Amanda Green	
720	Linda Badham	

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721	Sarah Cunningham	
722	Carol Worthington	
723	Regan Purcell	
724	Sylvia Cooper	
725	Nellie Worringham	
726	Anna Elizabeth Forehan	
727	Sopie Hatch	
728	Deborah Mackenzie	
729	Maj Ylimys	
730	Barbara Barski	
731	Sakshi	
732	Rickey Buttery	
733	Kay Farley	
734	Michael Rynes	
735	Evina Konstantinova	
736	Mattias Kagedal	
737	Jayne Ebrey	
738	Shaun Burr	
739	Winnie Shmaryahu	
740	Karen Nicholas	
741	Regine Matolcsy	
742	Maike Coates	
743	Christine Wrazen	
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746	Robert Whalley	
747	Shannen Tunnicliffe	

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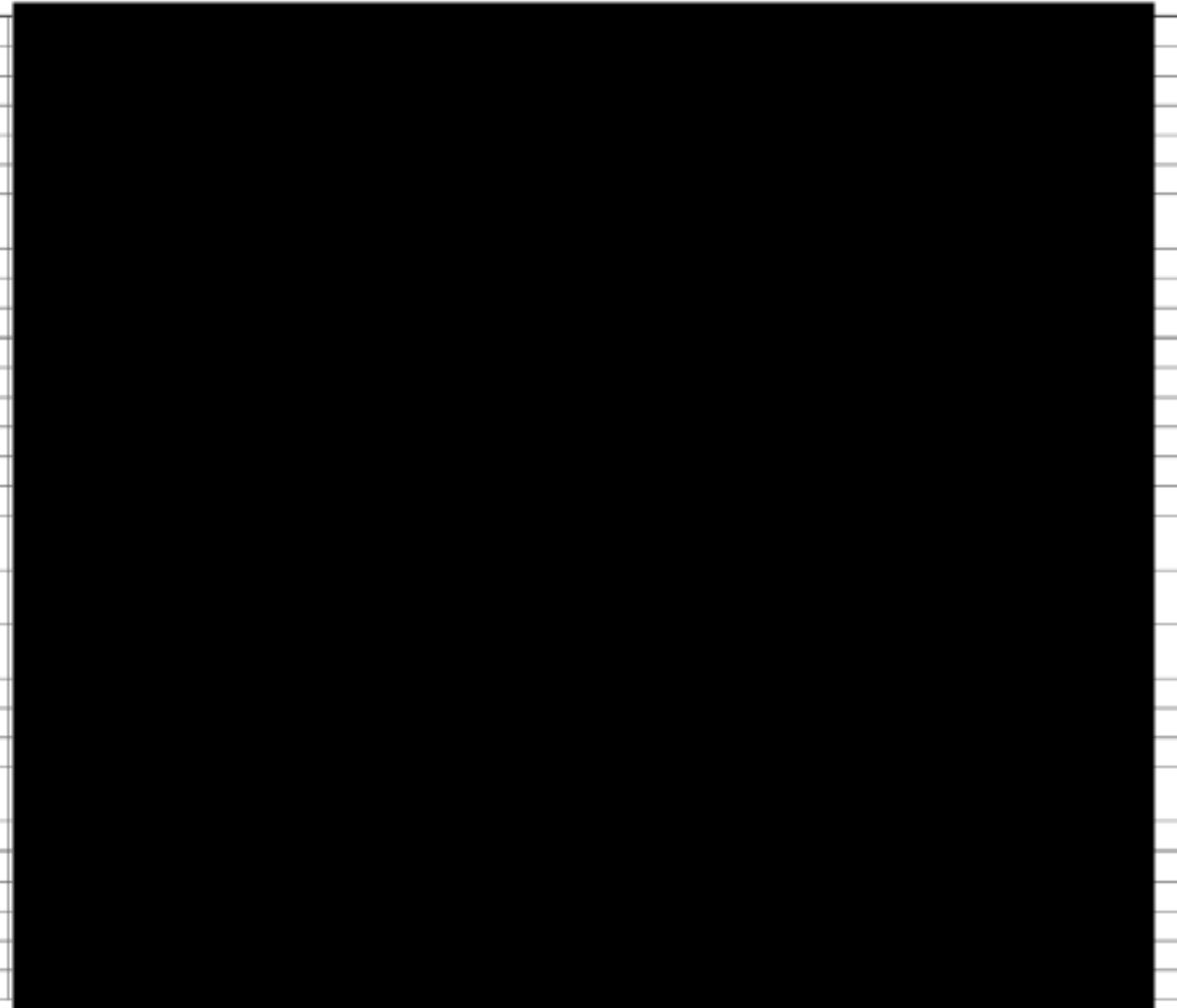
Ipswich City Council

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755	Sheila Donoghue	
756	Kim Streich	
757	Maria Grazia Sanguin	
758	Robert Nowak	
759	Harry Bolman	
760	Debora Catalani	
761	Malcolm Wallace	
762	Nicole Daley	
763	Leisa Moore	
764	Lisa Mazzola	
765	Kacy Harnedy	
766	Annette Nelson	
767	Fiona Deutsch	
768	Rebecca Cowart	
769	Steve & Judy Atkinson	
770	Jackson Holmberg	
771	Pamela Deutsch	
772	Terri Walsh	
773	Susan Danks	
774	Lunda Greet	
775	Rosalind Austin	
776	Nicky Edelman	

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777	Deborah Muffet
778	Jacky Doleman
779	Steven Atkinson
780	Sabine Sturm
781	Letizia Balsamo
782	Gabriel Alberti
783	Lyn Clayton
784	Michele Bouchard
785	Billy Tobin
786	Virginie Bonett Boisseranc
787	Sonia
788	Nadine A Tyshynski
789	Cindy Janzen
790	Joanne Tarbuck
791	Kim Fitzsimons
792	Grace McMahon
793	Ann Smith
794	Alison Yates
795	Alison Yates
796	Arlene Lohli
797	Marilyn Evenson
798	Julie Baucum
799	Stephanie Pastusin
800	Jason Crawford
801	Mark Cutler
802	Pinkyjain Pan
803	Melanie Shannahan
804	Terrie Cahoe
805	Maryetta Pinn



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806	Linda Leslie	
807	Michele Mailliard	
808	Lyn Martin	
809	Joy Smiley	
810	Erica Ludvig	
811	Wendy Forster	
812	Mary Beth B Ansley	
813	Billy Tobin	
814	Natalie Cain	
815	Ann Graham	
816	Agata Kott	
817	Lisa M Cromwell	
818	Marianne McDermott	
819	Yvonne Marie Kay	
820	Mandy Tshibangu	
821	Nicole Schmidhofer	
822	Gary Saunders	
823	Marcie McMahon	
824	Jillian Agius	
825	Rosslyn Osborne	
826	Jennifer Ashman	
827	Katrina Carter	
828	Sharon Novak	
829	Jessica Harding	
830	Beverley the Morris	
831	Jean Eileen Wiant	
832	Dean Grice	
833	Sue McNally	
834	Pamela Mullins	

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835	Gloria Cameron	
836	Mary Ann McFarland	
837	Joanne Hayes	
838	Irene S Flwtk	
839	Lisa Koehl	
840	Leanne Harvey	
841	Joseph Suarez	
842	Gigi Robarts	
843	Urszula Lund	
844	M.cecilia Dallari	
845	Lily Huang	
846	Siegrid Berman	
847	Norma Graciela Varrone Cancio	
848	Lydia Drummond	
849	Jessica Wrench	
850	Maureen Carole Jackson	
851	Katie Schemehorn	
852	Terry Kayser	
853	Erin Fergus	
854	BJ Evans	
855	Mary Dickson	
856	Debra Palm	
857	Gatha Pierucki	
858	Terrie Balino	
859	Gitte Kit Cordsen	

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860	Gail Woolfenden	
861	Susan Ingram	
862	Monika Dorelat	
863	Marisa Plaisier	
864	Ann Biggins	
865	Caroline Sevilla	
866	Bernardine Timmins	
867	Niina Anttinen	
868	Amanda Cayzer	
869	Llean Brown	
870	Sheri DeOrio	
871	Francis Mastri	
872	Jake Wilkinson	
873	Cynthia Murphy	
874	Kathy Bradley	
875	John Fanai	
876	Helen Taylor	
877	Prue McAuliffe	
878	James De Lara	
879	Rosemary Rukavena	
880	Jonette Bronson	
881	Emily Borrows	
882	Michelle Dail	
883	Dr Jodi Rodar	
884	Kathy Murphy	
885	Gaynor Williams	
886	Laura Long	
887	Dave Hamilton	
888	Leisa Hemke	



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889	Susan Rawlings	
890	Marcine Diane McBride	
891	Sarah Hamilton	
892	Anne Streeter	
893	Maureen Swiss	
894	Craig Sussman	
895	Jessica Howell O'Neill	
896	Sandra Sobanski	
897	Lisa	
898	Robynne Mullard	
899	Maria Bellefeuille	
900	Robina Smith	
901	Sheila Parris	
902	Marce Walsh	
903	Narelle Oake	
904	Bonnie M	
905	Lisa Howell	
906	Julie	
907	Roseann Loforte	
908	Gregory Mattice	
909	Audrey Cobrin	
910	Monica O'Leary	
911	Donna & Lynne Polson	
912	Jeanine Mielke	
913	Paula Whalley	
914	Kimberly Sawchuk	
915	Amanda Kolodynski	
916	Barbara Franchs	
917	Megan Normoyle	
918	Darlene Lorraine Dynega	

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919	Yasmin Lorenz	
920	Bill	
921	Mireille Urbain	
922	Collins Walker Selby	
923	Joann Sullivan	
924	Suzanne Torkar	
925	Christine Appel	
926	Mary Walishko	
927	Elke Romer	
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929	Emilia Mirela Muntean	
930	Nancy Pauken	
931	Glenna Waterman	
932	Pat LaStrapes	
933	June	
934	Gerald Cooper	
935	Margaret Kark	
936	Janet Clare	
937	Jane Beauchamp	
938	Gunilla Lofstrom	
939	Kaleen A Barbera	
940	David Pearson	
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942	Mariella Minichiello	
943	Raleigh Koritz	
944	Jordan Glass	
945	Debby Peine	
946	Kathleen MacKenzie	

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947	Valentina Diaz-Byers	
948	Romani Bays	
949	Michael hayman	
950	Ben Smagarinsky	
951	Pat Metsinger	
952	Dymphna Agos	
953	Miriam	
954	Teresa Woods	
955	Elizabeth Logue	
956	Mer Bis	
957	Elena Mancini	
958	Razvan Sabo	
959	Denise Rossi	
960	J Marlowe Nelson	
961	Bridgett Heinly	
962	Michelle Sewald	
963	Doris Potter	
964	Rana Beckerman	
965	Janel Alicia Lindsey Hays	
966	Marianne-Founder The Gideon Animal Fund. Lazarus	
967	Henriette Heck	
968	Heidi Ahlstrand	
969	Debra Curci	
970	Julie Spolnik	
971	Marianne- Founder The Gideon Animal Fund. Lazarus	
972	Kris Strate	
973	Valerie Shiels	

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974	Gilbert Flores	
975	Gina Obrien	
976	Elisabeth Bechmann	
977	Kate Kenner	
978	Betty Delman	
979	Charlie Burns	
980	Brigitte Forster	
981	Camille Serontini	
982	Susan Bagheri	
983	Steve Kent	
984	Marina Mooney	
985	Pamela Rogers	
986	Gayle Martin	
987	Sylvana R R Arguello	
988	Leslie Jane Pfost	
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991	Susan Thompson	
992	Andrea Chisari	
993	McKenna Grace Fisher	
994	Lisa D Heller	
995	Deborah Neal	
996	Barbara Silver	
997	Lynn Jennings	
998	Alfred Mancini	
999	Dave and Rita Cross	
1000	Margaret Richardson	

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Ipswich City Council		
1001	Daria C. Norton	
1002	Harry van Horn	
1003	Gary Wolf Ardito	
1004	Steve Metzger	
1005	Karen Kennedy	
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1008	Daniel Pruitt	
1009	Donna Berry	
1010	Bob Brunn	
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1013	Wilma van Horn	
1014	Tracy Nguyen	
1015	Laura Herndon	
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1017	Heather Vasquez	
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1019	Onno van Horn	
1020	Peg Coogan	
1021	Elizabeth A Nussbaumer	
1022	Mary Lynn Willis Parodi	
1023	Tracey Dare	
1024	Valerie Roberts	
1025	Rosi Meza-Steel	
1026	Catherine Tsihlis	

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Ipswich City Council

1027	Gary Gary Gill	
1028	Stephen M Mitchell	
1029	Nina Wedge	
1030	Lizbeth Della Catena	
1031	Anita M Slade	
1032	Erik	
1033	Wayne Russell Keyland	
1034	Lynn Diakogiannakis	
1035	Linda Hautala	
1036	Jean Publie	
1037	Michael S Halloran	
1038	Jennifer D Franklin-Smiley	
1039	David Kennedy Polanco	
1040	Nancy A Paskowitz	
1041	Liz Bode	
1042	Jacky Burnet	
1043	Karen Kindel	
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1045	Linda Fast	
1046	Eileene Gillson	
1047	Heather D Dobrott	
1048	Kenneth Althiser	
1049	Lisa Thorn	
1050	Hank Ramirez	
1051	Margaret Glazewska-Newhart	
1052	Alan Gonzalez	
1053	Deborah A Acquisti	
1054	Sue Amell	

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Ipswich City Council

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1070	Judith Wecker	
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1083	Maryanne McNab	

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Ipswich City Council

1084	Robbie White
1085	Melissa Massello
1086	Jennifer Koval
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1088	Rita
1089	Lisa Koehl
1090	Jo Jones
1091	Carolyn E Trindle
1092	Shauna Checkley
1093	Michelle Juka
1094	Kari
1095	Phil Fischer
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1097	Elisabeth Bechmann
1098	Marion Friedl
1099	Jeannie Perry
1100	Kathryn Powers
1101	Suzy
1102	Scott Gibson
1103	Shibani
1104	Nicole Riera
1105	Maxine A Goodyear
1106	Judith Bokhoven
1107	Mrs Barbara J Brown
1108	Janet



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Ipswich City Council		
1109	Fay Forman	
1110	Loisann Sciarillo	
1111	Cathy Cohn	
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1113	Antoinette Bonsignore	
1114	Ann Karaniuk	
1115	Ji-Young Kim	
1116	Cynthia D Rennick	
1117	Giulia Cassinadri	
1118	Linda Duke	
1119	Brian Field	
1120	Lillane Servais	
1121	Lynn Halstead	
1122	Kathleen Harriman	
1123	Deborah Luciano	
1124	Dawn Beckett	
1125	Lawrence Brown	
1126	Paul Clinch	
1127	suzanne Deerlyjohnson	
1128	Gail Kieler	
1129	Christine Wheeler	
1130	Elena A Lange	
1131	Susan Gantt	
1132	Colleen L Pennebaker	
1133	Joanna Miloszezewska	
1134	Sheila Dempsey	
1135	Thomas L Herlacher	
1136	Bob Ayers	
1137	Margaret A O'Brien	
1138	Patti Davis	

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Ipswich City Council

1139	Dan McAt	
1140	Lavonne Kendall	
1141	Barbara Bartell	
1142	Julie Jacobson	
1143	Angela Gallant	
1144	Mike Peale	
1145	Daniel Anderson	
1146	Toni A Luke	
1147	Jane Homcy	
1148	Shondah Hannah	
1149	Mary B Thornton	
1150	Donna Selquist	
1151	Kathy R Poletti	
1152	Gilda Levinson	
1153	Gudrun Dennis	
1154	Russell L. Fink	
1155	David Alan Nichols	
1156	Ryan B Baka	
1157	Joanna Grinberg-Ayala	
1158	Hatice Basdag	
1159	Lisa Perez	
1160	Colleen K Murray	
1161	Brad Koehler	
1162	Marlola Santana	
1163	Christina Patrick	
1164	Nick Cupit	
1165	Cheryl Atwan	
1166	Karen Asp	

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Ipswich City Council

1167	Nathan D Nielsen	
1168	Geary Buydos	
1169	Karen Dietz	
1170	Karen Wolf	
1171	Fran Braglia	
1172	Lisa Warden	
1173	Patty J Brothag	
1174	Patricia Harris	
1175	Laura Ray	
1176	Lisa Neste	
1177	Fiona O'Reilly	
1178	John P Teevan	
1179	Ken Martin	
1180	Angela Hoy	
1181	Paul Friedley	
1182	John Finocchiaro	
1183	Cathy H Tompson	
1184	Amy Dozier	
1185	Archna Oberoi	
1186	Carmen Crosby	
1187	Janet G Heinle	
1188	Jean Leary	
1189	Bradley Wright	
1190	Michelle M Kneen	
1191	Robert Lombardi	
1192	Cheri Kunz	
1193	Judy Kitchen	
1194	Sally Rogers	
1195	Gill Burton	
1196	Kim King	
1197	Susan M Kelly	
1198	Rosemary Jordahl	

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1199	Jan Murphy	
1200	Kelly Chandler Hooper	
1201	Charlotte Fant	
1202	Robin Craft	
1203	Sybil Schneider	
1204	Mary Lynn Willis Parodi	
1205	Liz Khan	
1206	Susan Caylen	
1207	Roxanne Hewitt	
1208	Gunilla Lofstrom	
1209	Kingett Kathie	
1210	Carrie Darling	
1211	Linda Gerard Jones	
1212	Cheryl Speer	
1213	R LoGiudice	
1214	Bianca Huber	
1215	Linda	
1216	Eric Hui	
1217	Carol Huber	
1218	Michael Migatz	
1219	Monique Edwards	
1220	Susan B Shelton	
1221	Sylvia Ford	
1222	Danelle Kinion	
1223	Diane Luck	
1224	Jay Kirkus	
1225	Joe Messer	
1226	Judith Embry	
1227	Kaisa Kahonen	
1228	Nancy McCullough	

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1229	Melissa Rondilla	
1230	Marion Bennett	
1231	Mike Tibshraeny	
1232	Regine Ruelle	
1233	Tracey Mazzone	
1234	Rose Cassel	
1235	April Hooper	
1236	Meghan MacDonald	
1237	Vicky Tang	
1238	John Connor	
1239	Helen Cameron	
1240	Linda Francz	
1241	Gail Williams	
1242	Tracey Zimmerman	
1243	Jennifer Bradford	
1244	Virginia Mendez	
1245	Heidi Martinelli	
1246	James McGuinn	
1247	Jo Cole	
1248	Amy Freeman	
1249	Carolina Earle	
1250	Carla Morin	
1251	Antonio Garcia	
1252	Simona Rosaria Carla Normando	
1253	Diane M Dillabough	
1254	Corrinne Korn	
1255	Kevin Sewell	
1256	Helena U Zofchak	

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Ipswich City Council

1257	David Roberts
1258	Marlitt Bilcik
1259	Earl P
1260	Paola Catapano
1261	Susan Fulker
1262	Juliana C Contro
1263	Aileen Ward
1264	Ellen Wertheim
1265	Celeste Orwat
1266	Connie Harvey
1267	Dianne Cooper
1268	Cara Rule
1269	Grace Cunningham
1270	Becky Moreno
1271	Lisa Jefko
1272	Susan Walsh
1273	Kelly Kreiser
1274	Hilary Hart
1275	Louise Martell
1276	Laura Lambert
1277	Ellen Wertheim
1278	Charles Hammock
1279	Cheryl Vana
1280	Anne Laquidara
1281	Suzanne Nattrass

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Ipswich City Council

1282	Michelle B	
1283	Patricia Dangle	
1284	Dr. Elaine Al Meqdad	
1285	Lynne Browning	
1286	Francine Phillips	
1287	Elena Roslyakova	
1288	Alexandra Kogan	
1289	Bonnie Harbaugh	
1290	Julie Sweete	
1291	Justin Kreiser	
1292	Nathalie Picard	
1293	Kelly Kreiser	
1294	Melissa A Prescott	
1295	Edwina J Frei	
1296	Carol Hall	
1297	Katie Haldeman	
1298	Caryn Glasser	
1299	Loan	
1300	Jana Doak	
1301	Sharon S Wilburn	
1302	Romani Bays	
1303	Kristen Murray	
1304	Robert Heller	
1305	Joshua Wright	
1306	Linda Jewell	
1307	Sonia King	
1308	Susanne Hamann	
1309	Grace Schmidt	
1310	Joann Carmody	

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1311	Frank J Pellegrino	
1312	Susan Simpson	
1313	Ellen Dailey	
1314	Lindsay Attrill	
1315	Wendy Ostgaard	
1316	Evelyne Barthelemy	
1317	Carole McCarvill	
1318	Tammi Priggins	
1319	Julie Kathryn Allnutt	
1320	Lisa Maker	
1321	Van Hool Brigitte	
1322	Melisa McMannis	
1323	Jennifer Liptow	
1324	C Hines	
1325	Michael Langlais	
1326	Belinda Biddle	
1327	Tara R Souther	
1328	John Seamon	
1329	DC Katten	
1330	Amber Caine	
1331	Melisa Walker	
1332	Chad Kenneth Johnson	
1333	Jack Block	
1334	Valerie McCarthy	
1335	Linda Fighera	
1336	Kevin Vaught	
1337	Belinda Burns	



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1338	Sandra V. Foster
1339	Valerie Fannin
1340	Kelly Kreiser
1341	Hazel Alderson
1342	Kristen Tesch
1343	Lucia Sciorsci
1344	Sarah Newman
1345	Helen Harrell
1346	Todd R Jensen
1347	James Jackson
1348	Laura Muñoz
1349	Heidi Romer
1350	Anne Streeter
1351	Antonina LiCastrì
1352	Katherine Simon
1353	Brittney Hammock
1354	Teri Forester
1355	Stephan Donovan
1356	SG Alexander
1357	Richard Han
1358	Red Elisa Mendoza
1359	Susan Ehlert
1360	Cynthia Money
1361	Michael Savage
1362	Sumi Pillay
1363	Ahmed Nasus
1364	Robin
1365	Katriena M McKeever

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Ipswich City Council

1366	Chris Bonnewitz	
1367	Lenore Beck	
1368	Kris L Dotson	
1369	Juanita Puntasecca	
1370	Anne Cutler	
1371	Susan Jordan	
1372	Rosalind	
1373	Barbara Baker	
1374	Mattie Lou Webb Goodwin	
1375	Anna Valente	
1376	John Fanai	
1377	Julia Cranmer	
1378	Aloysius Wald	
1379	Morgan Gordon	
1380	Nancy Donnelly	
1381	Dawn Fenn	
1382	Helen Briner	
1383	Lilliane Servais	
1384	Denise Ambuske	
1385	Tony Meinerding	
1386	Tameka	
1387	Debra Goldstein-Lustig	
1388	Jacqueline Cuthbertson	
1389	Tracey Katsouros	
1390	Jo Ann Knight	
1391	Barbara Chowler	
1392	Natalie Keene	

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Ipswich City Council		
1393	Robert Reed	
1394	G. Ford	
1395	Rhonda Solomon	
1396	Susan Lewis	
1397	Sheri DeOrio	
1398	Wil Sloan	
1399	Tia M Triplett	
1400	Daniel Avichail	
1401	Ellen Gugel	
1402	Katherine Hutchins	
1403	Michael Anderson	
1404	Tracey Bonner	
1405	Lynne Stokes	
1406	Janet Duran	
1407	Melinda Brown	
1408	Ginnie Preuss	
1409	Sharon Nicole d'Augereaux	
1410	Sépidéh Molaie	
1411	Michelle Jorgensen	
1412	Elisabeth Nymann	
1413	Edgar Zelder	
1414	Josette Le Beau	
1415	Patricia May	
1416	Keith A Krupinski	
1417	Barbara Tountas	
1418	Nancy Brun	
1419	Monica	
1420	Susan	
1421	Karen Umbrello	

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1422	Elaine Kirsch	
1423	Marianne Hickey	
1424	Cynthia Karst	
1425	Tony Moore	
1426	Darryl Worthy	
1427	Kimberly Sue Seger	
1428	Sylvia Briones	
1429	Jan S Emerson	
1430	Cecil Loren Woolley Jr	
1431	Maria Miranda	
1432	Sue DiMoia	
1433	Rick Coladipietro	
1434	Laura McKinney	
1435	Don Cianelli	
1436	Sandy Colombini	
1437	Brenda Evans	
1438	Terry Tedesco	
1439	Paula Thompson	
1440	Debra Kern	
1441	Alyss Stout	
1442	Anne Prost	
1443	Cece Samp	
1444	Stephanie Witkoski	
1445	Robin Eddio	
1446	Jubal Gatioan	
1447	Vira Confectioner	
1448	Susan Marie Davenport	
1449	Donald Van Geete	
1450	Doreen Terletzky	

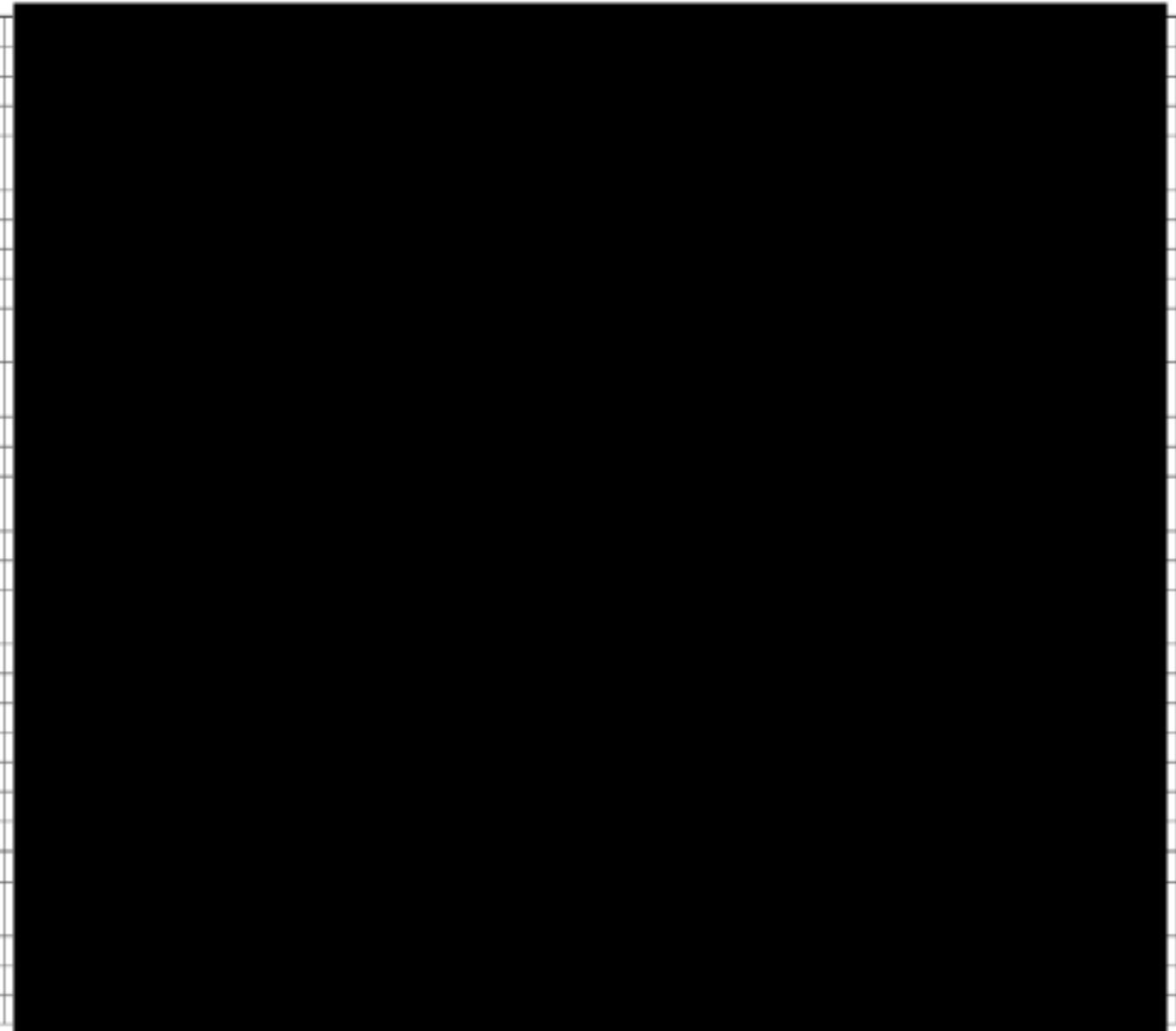
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Ipswich City Council		
1451	Jan Shillito	
1452	Karen James	
1453	Shannon	
1454	Carol Anne Bellavia	
1455	Kim Louise Szabo	
1456	Lisa Pisano	
1457	Debbie Stapleton	
1458	Terri Robb	
1459	Donn Cammarata	
1460	Shatonna Greer	
1461	Anne Golub	
1462	Ron Nemec	
1463	Charles Rinear	
1464	Karen M Collins-Fleming	
1465	Christine	
1466	Robert DeMuth	
1467	Elaine Stevens	
1468	Delene Hanson	
1469	Linda Bescrypt	
1470	Jenifer Taylor	
1471	Jillian Cain	
1472	Adriana Perez	
1473	Marce Walsh	
1474	Mary O'Donnell	
1475	Vicki Sarnecki	
1476	Jean Le Marquand	
1477	Doreen I Wood	
1478	Jan Hellewell	

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1479	Cyndi Rennick
1480	Scott Walker
1481	Goldyn Summitt
1482	Yesenia Fonseca
1483	France Fayet
1484	Sue Parsell
1485	Barbara Abraham
1486	Michelle Sewald
1487	Irene Brinkerhoff
1488	Sonnta Simon
1489	Gavin MJ Bornholtz
1490	Barbara Huggins
1491	Courtney Christoffer
1492	Simona Caruso
1493	John Koonz
1494	Amy Mironov
1495	Simona Caruso
1496	Julian Williams
1497	Constance Warner
1498	Jessica Rodriguez
1499	Cathy Chesser
1500	Louise Jean Priest
1501	Bourgeon
1502	Grace Vendemio
1503	Phyllis Grande
1504	Michelle Torello
1505	Patti Morris
1506	Wayne Cohen
1507	Pat Mace



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1508	Debz Jones	
1509	Sue Filley	
1510	Jeanie Masco	
1511	Suzanne Abel	
1512	Jenniene Ritacca	
1513	Ralph Sporck	
1514	Pamela McDonald	
1515	Deanna Moore	
1516	Maddelina Wahl	
1517	Mary Fleming	
1518	Catherine Watson	
1519	Michele Stone	
1520	Shelley Abbate	
1521	Jeanne	
1522	Marty T Graffeo	
1523	Peter Syre	
1524	Irene Sriboonwong	
1525	Tina Colafranceschi	
1526	Vanessa Woodiwiss	
1527	Lionel Friedberg	
1528	Melody Wilson	
1529	Sara Brydges	
1530	Maria O Donnell	
1531	Kelly Lewis	
1532	Lynn Zurcher Law	
1533	Ann Graves	
1534	Cynthia S Swingle	
1535	Don Hendon	
1536	Angela D Clayton	

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Ipswich City Council

1537	Emily R Dickinson-Adams	
1538	Alan Mitchell	
1539	Chad T Kapusta	
1540	Casee Maxfield	
1541	Erika Branchau	
1542	Lauren Macchia	
1543	Jane Aston	
1544	Angela Wilkinson	
1545	Gale Mitchell	
1546	Anita Frimmer	
1547	Jo Ann MacDonnell	
1548	John Wooldridge	
1549	Kim Brower	
1550	Mark Test	
1551	Dion Woodford	
1552	June Horton	
1553	Mario Magpale	
1554	Susan Baker	
1555	Midori Furutate	
1556	Marion Mcnamara	
1557	HM Greene	
1558	Rudy Gizzi	
1559	Charlotte Fremaux	
1560	Roberta Moore	
1561	Catherine Foy	
1562	Lisa Maccaro	
1563	Catherine Stingi	
1564	Shannon Hunter	



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Ipswich City Council		
1565	Brian Hattery	
1566	Marion Mcnamara	
1567	Nicola Nicolai	
1568	Pippa Pearthree	
1569	Lillian Anderson	
1570	D E Hochtritt	
1571	Christine Sepulveda	
1572	Sherri Dunn	
1573	Frédérique Coutel	
1574	Jan Reigrod	
1575	Katya Yakubov	
1576	Rob Fursich	
1577	Richard Mohr	
1578	Elizabeth Hoffman	
1579	Kim Streich	
1580	Eleanor Dowson	
1581	Joanne C Mitchell	
1582	Francois Chenard	
1583	Niky Missagh	
1584	Mary Beth Chiavaroli	
1585	Stell Darroch	
1586	Janice Dannhauser	
1587	Ingrid Baljens	
1588	Kimberly A Hoffman	
1589	Anita K Dauberman	
1590	Irene Miller	
1591	P Nun	
1592	Dinah	
1593	Lee Tury	
1594	Julie	

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Ipswich City Council

1595	Karen Andreu	
1596	Helen Folkes	
1597	Jeff Fromberg	
1598	Michelle Andrus	
1599	Karen Schmidt	
1600	Dorothy Decker	
1601	Vanessa Bailey	
1602	Gail Roberts	
1603	Sandra L Weyerman	
1604	Shirley Neuman	
1605	Emily	
1606	Anne Hooks	
1607	Charlotte Serazio	
1608	Kimberly Schooley	
1609	Laura Reilly	
1610	Brenda Agnew	
1611	Barbara Barski	
1612	Laura Muñoz	
1613	Lois Victor	
1614	Karen Reich	
1615	Diane M Solomon	
1616	Joyce	
1617	Terry Kayser	
1618	Renee D Chotiner	
1619	Hiedi Tan	
1620	Bryan Bourgeois	

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1621	Kathy Wright	
1622	Valerie Lloyd	
1623	Charlene Homady	
1624	Maria Manuela Lopes	
1625	Barbara-Jean Stout	
1626	Silvana	
1627	Mary Ruliffson	
1628	Rebecca Boisvert	
1629	Teresa M Himelhoch	
1630	Dagmar Kubinova	
1631	Kim and Jeffery Bachtlin	
1632	Gregory Danzker	
1633	Richarde and Kim Rendigs	
1634	Adriana Nunez	
1635	Douglas Frost	
1636	Mr Gabriel Alberti	
1637	Margaret McGinnis	
1638	Angel Hissley	
1639	Veroune Chittim	
1640	Carla B Hara	
1641	Catherine Rich	
1642	Adriana Nunez	
1643	Elizabeth Eisenbeis	
1644	Patricia Ann Rogers	
1645	Mary Dana Gershanoff	

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1646	Sandra Cobb	
1647	Angela Geilen	
1648	Chris	
1649	Rosalie McMenamin	
1650	Gabrella Hawlitschek	
1651	Juan Anthony Arriaga	
1652	O Lewis	
1653	Michael D Williams	
1654	Glenn R Hufnagel	
1655	Ashley	
1656	Kathy Hart	
1657	Joe Scriff	
1658	Mary Chelosky	
1659	Marilyn E Trybus	
1660	Joyce Lahna	
1661	Stanley Charles	
1662	Rev. Mark D Wise	
1663	Kay Race	
1664	Valerie Bollini	
1665	Dawn West	
1666	Karen Vaughn	
1667	Valerie Lloyd	
1668	Dawn Zioba	
1669	Marilyn Koff	

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Ipswich City Council

1670	Kathy Newman		
1671	Raquel Buxton		
1672	Moiria		
1673	Larry Williamson		
1674	Cassy Freedman		
1675	Katie Grimmer		
1676	Margaret Meinert		
1677	Michelle Henry		
1678	Lorenz Steininger		
1679	Tina Neeble		
1680	Rose Elcsics		
1681	Cindy Kiemen		
1682	Kathleen Varnum		
1683	Mary E Dickson		
1684	Caroline Salfati		
1685	Renay Reato		
1686	Agnes Taylor		
1687	Barbara Tripp		
1688	Geo Turner		
1689	Robert Richsrd		
1690	Margaret Davitt		

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Ipswich City Council		
1691	Tim Pokela	
1692	Michelle Macy	
1693	Angela Q Humphries	
1694	Lacey Levitt	
1695	Heide Coppotelli	
1696	D. Chambers	
1697	Candace Smith	
1698	Melania Behrens	
1699	Cynde Luthran	
1700	Janice P Frankel	
1701	Mitchell Mead	
1702	Kerry Keenan	
1703	Nicolas Duonn	
1704	Tiziana Clark	
1705	Margaret Davitt	
1706	Patricia Burton	
1707	Beata Gajek	
1708	June Bostock	
1709	Melissa	
1710	Neville Dunn	
1711	Tanya Blackmore	
1712	Chris Stares	

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Ipswich City Council

1713	Debi Griepsma	
1714	Beth E Green	
1715	David Kannerstein	
1716	Bernadette Andalore	
1717	Antonio Lucchetto	
1718	Robin Covino	
1719	Karen Deckel	
1720	Glends Krause	
1721	Mark N Burton	
1722	Gerald Hallead	
1723	Victoria Bennett	
1724	Sue Oneill	
1725	Ellen Berler	
1726	Siegrid Berman	
1727	Amy Beacham	
1728	Peggy J Heath	
1729	Barbara Adams	
1730	Janet M Signore	
1731	Julie Levy	
1732	Gregry Loomis	
1733	Debbie Hunter	
1734	Greg	

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1735	Alexa	
1736	Tyler Fitzgerald	
1737	Jacoba Dolloff	
1738	Janine Gregor	
1739	Katherine Trimm	
1740	L Reeves	
1741	Sylvia Cardella	
1742	Kirk Rhoads	
1743	Catherine DiGennaro	
1744	Jessy Carere	
1745	R. Dene Larson, Jr.	
1746	Patricia Clinger	
1747	Liselotte Messner-Seitz	
1748	Mary Barber	
1749	Caroline Boston	
1750	Laura Chico	
1751	Theresa M Giannavola	
1752	Kathleen Nicholas	
1753	Tiffany Nicol	
1754	Elizabeth Story	
1755	Amelia Linder	
1756	Britta Campton	
1757	Corie Emery	



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Ipswich City Council

1758	Michele M Harwood	
1759	Randall J Shannon	
1760	Debra	
1761	Gracio Moura Cecilia	
1762	Barbara Leviness	
1763	Michelle Fox	
1764	Tallia Fierro	
1765	Janet	
1766	Joanne	
1767	David Wallace	
1768	fox claudin	
1769	Mary Ann Diercks	
1770	Kathy Brite	
1771	Tracy Faulkner	
1772	Bonnie Carlson	
1773	Marina Mooney	
1774	Susanne Haas	
1775	Kay Dyer	
1776	Annie Doris Caton	
1777	Hilda Hill	
1778	Christina Davis	
1779	Françoise May	

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1780	Karin D Zarcone	
1781	Masami Hirose	
1782	Toni Logan	
1783	Bondoux Martine	
1784	Regan Ebert	
1785	Aldo Velasquez	
1786	D colfer	
1787	Jessica Eisenhauer	
1788	Tiffany Sperlein	
1789	Kathy Brite	
1790	Cassie Fletcher	
1791	Lynn Hayes	
1792	CJ Jones	
1793	Katherine Wright	
1794	Dona LaSchiava	
1795	Katherine DeAngelis	
1796	Earl P	
1797	Jennifer Love	
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1800	Joy Brietzke	
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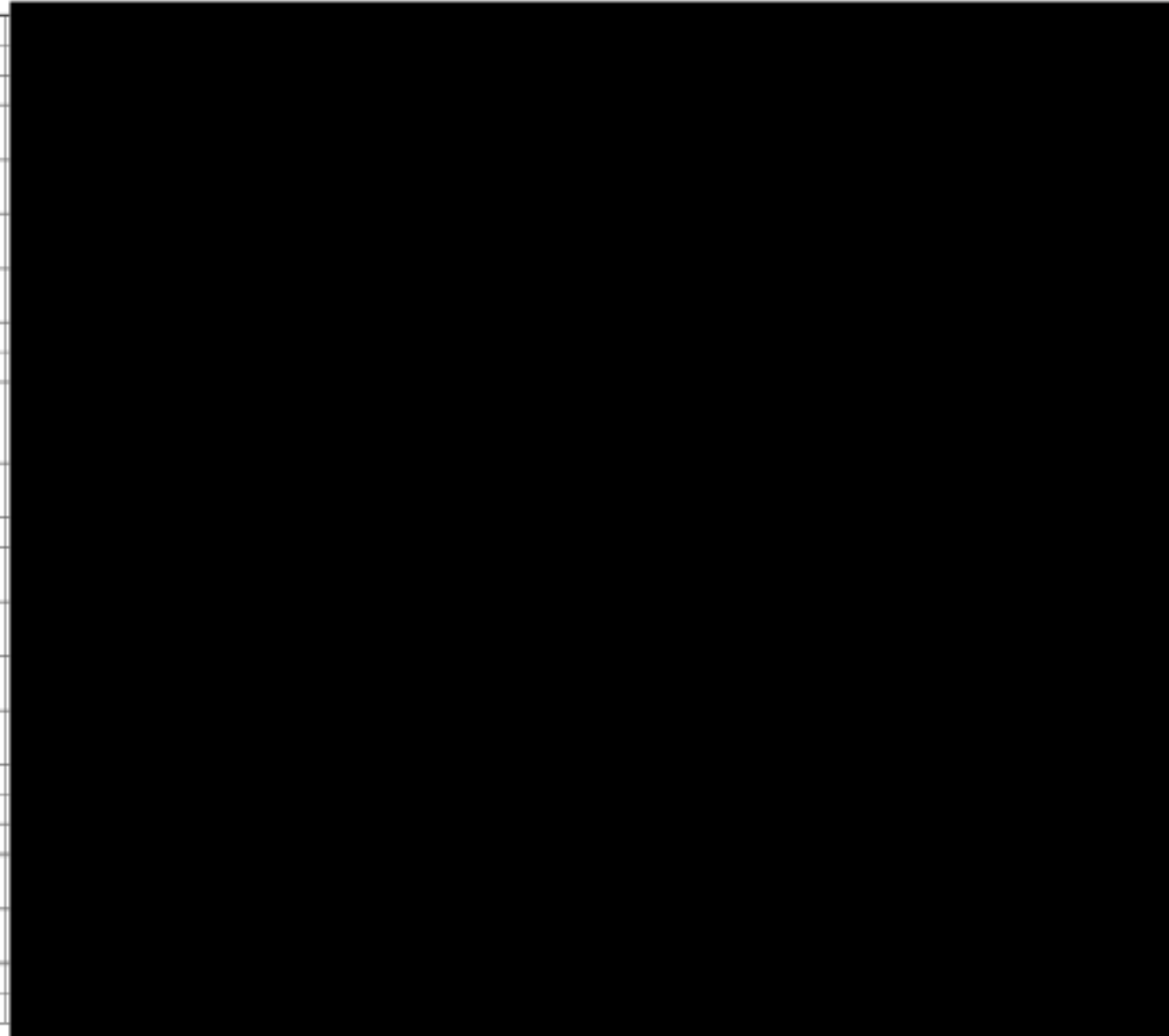
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Ipswich City Council

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1805	Chris Bouckaert	
1806	Eileen B Fonferko	
1807	Taryn Geer	
1808	John Hayes	
1809	Nadine of Blancato	
1810	Laura Roberts	
1811	Carolyn Warner	
1812	liliane di paolo	
1813	Peter Brockett	
1814	B Berg	
1815	Sandra K Sherwood	
1816	Brittney Best	
1817	Patricia Dufau	
1818	Debbie Rajcic	
1819	Kristin Konstanty	
1820	Hamilton Regen	
1821	Lorie Doty	
1822	Valerie Passoa	
1823	Martha Serrano	
1824	Cherine Bauer	
1825	Dianne Lynch	
1826	maureen cusa	
1827	Lisa Salaza	
1828	Dianne De Abreu	

Ipswich City Council

1829	Laura Long
1830	Ilya Speranza
1831	Sonia Geerlings
1832	Karen Anne Pedersen
1833	Suzanne Valente
1834	K Trenholm
1835	Katayoon Zandvakili
1836	Janelle Church
1837	Kathy Korte
1838	MARY T GRAFFEO
1839	Anita Rodriguez
1840	Lisa
1841	Patricia Boud
1842	TM Foley
1843	Michelle Barbour
1844	Judy Stransky
1845	Tonya Y Morrison
1846	Janet Horwitz
1847	Marianne Mangan
1848	Mary
1849	Mark Hayduke Grenard
1850	Jill Brett



Ipswich City Council	
1851	Carol Luery
1852	Cindy Shoaf
1853	Al Penne
1854	Joan Edwards
1855	Kat Burgess
1856	Carolita McGee
1857	Margaret Cobb
1858	Marc L. Masto
1859	Cheri Siewert
1860	Claudia Geiszler
1861	Ilieva
1862	Kim Trenholm
1863	Anita Marie O'Connor-Morgan
1864	Debra a Oldfield
1865	Diane Trueblood
1866	Xenia Schwed
1867	Eileen Juric
1868	Jessica Miracola
1869	Pamela Shaw

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Ipswich City Council

1870	Connie Loveland	
1871	Brandon Perras	
1872	Rhonda Bradley	
1873	John Milson	
1874	Luce Gauthier	
1875	Al Kato	
1876	Paul Tran	
1877	Dave and Rita Cross	
1878	Rick Martin	
1879	Patti Schultze	
1880	Robin Wilson	
1881	Paula Brügger	
1882	Richard Fitzhenry	
1883	Kalina	
1884	Leslee Eldard	
1885	Debi Griepsma	
1886	Disa Balderama	
1887	Randy Thomas	
1888	Lindsay Stenson-Gough	
1889	Kathleen A. Mireault	
1890	Wayne Van Patten	
1891	Marsha Schaub	
1892	Richard Thorngren	
1893	Valissa smith	

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Ipswich City Council

1894	Jean Eileen Wiant	
1895	Linda Pawloski	
1896	Jen Scibetta	
1897	Jeri Piccolo	
1898	Jennifer Day	
1899	Wendy Friedman	
1900	Cheryl Dyck	
1901	SHARI BECKER	
1902	Ellen Van Patten	
1903	Kim Bartlett	
1904	Cynthia Murphy	
1905	Peter Wood	
1906	Susan Poole	
1907	Pauline Doucet	
1908	Marilyn Tepper	
1909	Elaine Sloan	
1910	Deepak Dadlani	
1911	Karen Peterson	
1912	Jane Campeau	
1913	Barbara Franchs	
1914	Michelle D Land	
1915	J. T. Smith	
1916	Darla Bowman	
1917	Anna Bouzyk	
1918	Sandy Dalcais	
1919	Glen Wetzal	
1920	Marie Torget	

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Ipswich City Council

1921	Natalie Griffiths	
1922	Deirdre Briggs	
1923	Teresa Lovino	
1924	Lesley Gardner	
1925	Tammy Luppino	
1926	Helene De Gagne	
1927	Kathleen Doctor	
1928	Frances Gower	
1929	Brownell Clarke	
1930	Julie Bishop	
1931	Laura Nardoza	
1932	Colleen Browne	
1933	Diane Bastian	
1934	Lilliane di Paolo	
1935	Kat Hinson	
1936	Sally Cumine	
1937	Elizabeth Erpelding-Garratt	
1938	Mary Seegott	
1939	Cathy A McDow	
1940	Bonnie Stevens	
1941	D Garratt	
1942	Trevor Stoddart	
1943	Ravinder K Bajwa	
1944	Philip Dematteis	
1945	Lauren Eckert	



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Ipswich City Council		
1946	Laura Blanchette	
1947	CF Massey	
1948	Marysia Marshall	
1949	Dario Morell	
1950	Karen Salama	
1951	Brenda Ferguson	
1952	Lynda Fox	
1953	Julie Rodgers	
1954	Patricia Williamson	
1955	Pamela Williamson	
1956	Pascal Vercknocke	
1957	Donna Hinze	
1958	Leslie King	
1959	Patricia Rodgers	
1960	Monica Parenti	
1961	Antonia Chianis	
1962	Debbie Criswell	
1963	Tracey Aquino	
1964	Kathryn Osborn	
1965	Ingrid Hullman	
1966	Jean Francois Court	
1967	Juliett Gilbody	
1968	Jamila Viandier	
1969	Arnac Sylviane	
1970	Christine Josselin	
1971	Teresa Vokes	
1972	Peter Prodanovich	
1973	Christine Pearce	

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Ipswich City Council		
1974	Mark Caso	
1975	Zoe Lamalice	
1976	Bryan M Hallman	
1977	Susan M Ponchot	
1978	Sherri Midkiff	
1979	Amy Towns	
1980	Jen Danner	
1981	Lydia Sherwood	
1982	Francoise Dominois	
1983	Valerie Choinski	
1984	Tammy Rafter	
1985	Glenn Fuller	
1986	Gemma Rushton	
1987	Scott Gibson	
1988	Michele Symington	
1989	Judith A Neal	
1990	Vanyoska Gee	
1991	Helen Leask	
1992	Missie Smith	
1993	Barbara Burton	
1994	Janie Allen	
1995	Wolfey Buydos	
1996	Steven Biggio	
1997	Shannon Speigner	
1998	Cheryl Hurewitz	
1999	Karen Coll	
2000	Nicole Kruschel	

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Ipswich City Council		
2001	Martha Gorak	
2002	Susan Foley	
2003	Sabine Glasgow	
2004	Anna Tungusova	
2005	Gregory	
2006	Laura Weaver	
2007	Terri Sider	
2008	Mary Stanton	
2009	Donna Smelko	
2010	Joanne Blythe	
2011	Lois F Kral	
2012	Shelley B Spitz	
2013	Maria Grazia Sanguin	
2014	Mary Ann Koukos	
2015	Gina Moore	
2016	Joan Kubczak	
2017	Diny Straatman	
2018	Brent Gunderson	
2019	Morera	
2020	Gillian Aitken King	
2021	Vanessa Treadway	
2022	Roy Bertola	
2023	Cathy Chesser	
2024	Cathy Popp	
2025	JM Shammas	
2026	Burt Greenspan	
2027	Elizabeth Chitto	

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2028	Lindsey Baldewicz	
2029	Patty	
2030	Diana Barlow	
2031	Grace DeFillipo	
2032	Carol Book	
2033	Stacey Heinz	
2034	Earl	
2035	Diane Cummings	
2036	Cindy Maldonado	
2037	Alex Rae	
2038	Marsha Ladin	
2039	Gloria Tomaszewski	
2040	June Bullied	
2041	Mrs Chrissie Tarris	
2042	Tonya Rena Sexton	
2043	Ingeborg Glier	
2044	Ann M Gudat	
2045	Soozi MacLeod	
2046	Michael Peterman	
2047	Mrs Toni Woodward	
2048	Emmy Hyman	
2049	Nathalie Quesnel	
2050	Pamela kelley	
2051	Miho Reed	
2052	Mrs Chrissie Tarris	
2053	Rev. Nanci DeLeo	
2054	David Welch	
2055	Bev Santaniello	

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Ipswich City Council

2056	Noreen Kothe	
2057	Edmond L Malone	
2058	Carol DiSibio	
2059	Sharon L Hawkinson	
2060	Linda Ricks	
2061	Linda Shilton	
2062	Susan Susan	
2063	Patricia Brown	
2064	Lyn Barker	
2065	Lindsay Brindle	
2066	Lisa Kanarish	
2067	Michael Evan Beckman	
2068	Eugene Beatty	
2069	Jill Taylor	
2070	Cathy Thomas	
2071	Jean-Claude Guigot	
2072	Nicole Prescott	
2073	Pam Beach	
2074	Sallie Martin	
2075	Debra Andrade	
2076	Alice Ginder	
2077	Denise Herbert	
2078	Jackie M Casano	
2079	Sandra Whitener	
2080	Cristina Galvis	
2081	Kevin Pell	
2082	Linda Alwardt	
2083	Susan Bahnsen	
2084	Vicky Sanders	

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Ipswich City Council

2085	Deborah L Hirt	
2086	Gerald Hallam	
2087	Jean Diamond	
2088	Andrew Umphries	
2089	Robin Anderson	
2090	Linda Gilbert	
2091	Veronica Renteria	
2092	Adriana Nunez	
2093	Dymphna Agos	
2094	Joyce Maxwell	
2095	John Dunn	
2096	Saula J. Siegel	
2097	Tucker Thomas	
2098	Sonia Waddell	
2099	Elizabeth	
2100	Summer Shah	
2101	Kristina	
2102	Rosadelle Perez	
2103	Angela Mallabar	
2104	Deanna Boudreau	
2105	Gail Balser	
2106	Jeanine Wiernik	
2107	Marla	
2108	Karen McCaw	
2109	Lamb April	
2110	Sara	
2111	Laurie Ball	

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Ipswich City Council		
2112	Mary Lauer	
2113	Aleksandra Kaporovskaya	
2114	Janet Rimmer	
2115	Pamela Larsen	
2116	Monica Riedler	
2117	Vida Lohnes	
2118	Tanya Piker	
2119	Kay Arthur	
2120	Beth Chao	
2121	Wayne Fullmer	
2122	James Sornells	
2123	Joan C Gove	
2124	Sandra Watson	
2125	Catherine Sammartano	
2126	Donna Smelko	
2127	Lisa McGrath	
2128	Meriana Cornelia	
2129	Jeanne Angle	
2130	Judy Harouff	
2131	Summer Devlin	
2132	Maryetta Pinn	
2133	A Sid	
2134	Ashlee Lung	
2135	Janet Nelhart	
2136	Anita Dranetz	
2137	Lori Willick	
2138	Benjamin Billardt	
2139	Steven Gillick	
2140	Patrick A Ramsey	

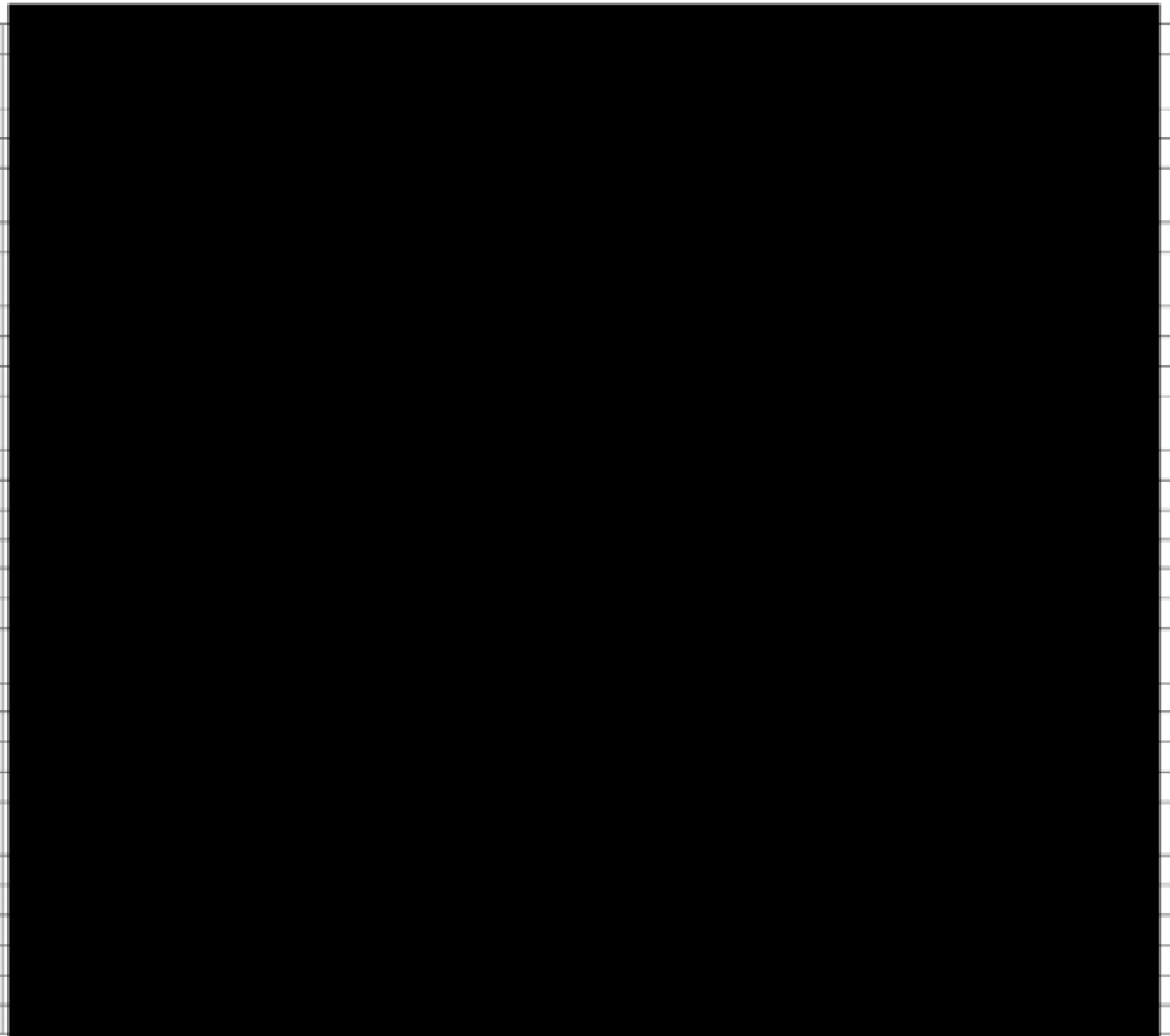
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2141	Jessica Freeman
2142	Jane Miller
2143	Emily C Glisson
2144	Bos Claudine
2145	Angellina Coriani
2146	Debbie Cieplinski
2147	Elaine Al Meqdad
2148	Nancy Thelot
2149	Diana Calderone
2150	Paulette Jaeger
2151	Tammy Williams
2152	Debbie Cieplinski
2153	Dagmar Anders
2154	Caroline Peck
2155	Steve Sketo
2156	Vanessa
2157	Lynn Costa
2158	Deborah Dahlgren
2159	Dawn Lee
2160	Michelle Swanson
2161	Carmen Cocores
2162	Ewa & Zbigniew Stein
2163	Lisa Mistretta
2164	Jill Coletti
2165	Kathryn Irby
2166	Shelly Goldberg
2167	Eugene Gorrin
2168	Christian Augustine



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Ipswich City Council

2169	Sharon Ann Ridings
2170	Iris Augustin
2171	Robert Strelke
2172	Louise McNulty
2173	Danica Jennings
2174	Ginny Johnson
2175	Susan Bell
2176	Sheila Tran
2177	Eric Dallin
2178	Lourdes Willems
2179	Marilyn
2180	Cheryl Watters
2181	Stephen Ridings
2182	Sherry L DeAngelo
2183	Kelli
2184	Alain Guichonnet
2185	Karen Kenngott
2186	Gordon Abrams
2187	Vic Bostock
2188	Jen Ash
2189	Nancy Hurtado
2190	Stan Cieplinski
2191	Carol WHALEY
2192	Catherine Sims
2193	Marcia Henderson
2194	Deena Reed
2195	Laurie Carr
2196	Karla Hinton
2197	Judy schwartz



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Ipswich City Council

2198	Rebekah Wood		
2199	Scott Barker		
2200	lisa graham		
2201	Dennis and Pat Lanier		
2202	Laurie Conder-Miller		
2203	pete childs		
2204	Susan Goldberg		
2205	Lynette Ridder		
2206	Dawn C Orahood		
2207	Hannah Lemke		
2208	Susan Clayton		
2209	Colleen Dawber		
2210	Chris Reynolds		
2211	Melissa Williams		
2212	Harry Harrison		
2213	Lisa Wilberton		
2214	Laurie Denis		
2215	Janet Swihart		
2216	Jo Anne Schweiger		
2217	Debbie		
2218	Marilyn Duke		
2219	Jen Fox		
2220	Maryse Hile		
2221	Baysan Tulu		
2222	James Nation		
2223	Michele McGuckin		

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Ipswich City Council		
2224	Mary T Liguori	
2225	Glenda Gale May Steinley	
2226	Barbara	
2227	Jackie Ainsworth	
2228	Nanette	
2229	Kim Brower	
2230	David Copper	
2231	sagar singh	
2232	Christine LaGrassa	
2233	Dawn M Albanese	
2234	Mary Shepard	
2235	Peggy	
2236	Candace Rocha	
2237	Faith	
2238	brigitte and john wallace	
2239	Nancy Partin	
2240	Jan Gielkens	
2241	Rhonda Fletcher	
2242	Michel Macadoux	
2243	sheila lynch	
2244	Patti Blevins	
2245	Douglas Anderson	
2246	Kimberly Allen	
2247	Alece Rutherford	
2248	Silke Umschaden	

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2249	Janet Polli	
2250	Maxine Clark	
2251	Gigi Fox	
2252	Carole Pooler	
2253	Sandra Denninger	
2254	Donna Eveland	
2255	Norm Mika	
2256	Janice Carpenter	
2257	Russ Ziegler	
2258	Lisa Strand	
2259	Denise Tuttle	
2260	Jeremy Luke Johnson	
2261	Susan Esposito	
2262	Mitzi Deitch	
2263	Peter North	
2264	Sandra Romito	
2265	Kathy Ruger	
2266	George R Schneider	
2267	p nunez	
2268	laurie driver	
2269	Alane A Shultz	
2270	Leslie	
2271	Geoffrey Ellis	
2272	Paula Blanchard	
2273	Felena Puentes	
2274	Jane Frazer	
2275	lucy lewis	
2276	Silke Umschaden	

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2277	Russ John Ziegler	
2278	Whitney Watters	
2279	Rebecca Rose	
2280	Yvette Hocking	
2281	Lynn Slonaker	
2282	Laraine Margaret Lebron	
2283	Lisa Miller	
2284	Margaret Guilfoxy Tyler	
2285	Lori B Sinclair	
2286	Michele Paxson	
2287	Kit Sexton	
2288	Lyndsay Campbell	
2289	Linda L Granato	
2290	Karen Jean (Renny) Bryden	
2291	Lisa Owens	
2292	Astrid Beatrix Charlotta van der Geest	
2293	Linda	
2294	Ginette Vidal	
2295	brenda buzzell	
2296	Lauren Shaw	
2297	Barbara Strugar	
2298	Ursula Pelka	
2299	Jörg Galser	
2300	Gregory Mattice	
2301	Cathy Zink	
2302	Anthony Emerson Montapert	
2303	Sabine Alkier	

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Ipswich City Council

2304	LII D	
2305	Rebecca Johnson	
2306	Reyhaneh Abdi	
2307	Catherine Squier	
2308	Rose	
2309	Lyndsay Campbell	
2310	Sue Schümmer	
2311	Luca D Lim	
2312	Jane Wells	
2313	Patricia Smetanka	
2314	David Newell	
2315	Joan Bindner	
2316	Cynthia Lee	
2317	Brian	
2318	Christine Nassikas	
2319	Pilar Barranco	
2320	Jocelyne Pinque	
2321	Margaret Rydant	
2322	Meryl Pinque	
2323	Catherine Higgins	
2324	Kathy Long	
2325	Colette Rosier	
2326	Amie Corrado-Babe	
2327	Kathy Harrop	
2328	Ionna richmond	

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Ipswich City Council		
2329	Tamara Cain	
2330	Lobrot Edith	
2331	Madison Mitchell	
2332	Corinna Hasbach	
2333	Kelley McDowell	
2334	nancy siebert	
2335	Louise Slattery	
2336	Dee Wyer	
2337	Sandra Bergman	
2338	Leigh Coto	
2339	Danielle Thomas	
2340	Helen Rouse	
2341	Mr & Mrs Szczepaniak Albert M.	
2342	Faith Quarto	
2343	Jody and Marc Singer	
2344	Amanda J Evans	
2345	Diane Reyniers	
2346	Jo Ann Kowalski	
2347	Elaine Ritchey	
2348	Gary Hull	
2349	Susan Epps	
2350	Angelica Soldini	
2351	MINDY RAPKIN	
2352	Elaine F Livesey-Fassel	
2353	Beate Retterås	
2354	Osahyn Houser	
2355	anja blat	

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Ipswich City Council

2356	Florence Benattar	
2357	Anne M. Van Alstyne	
2358	Kristen Piccolo	
2359	Tiny Linden	
2360	Nancy A Hamill	
2361	Tracy Shortle	
2362	Linda J Bel	
2363	Laure Ragen	
2364	Rita Tinka	
2365	Charles Happel	
2366	Ellen Homsey	
2367	Leslie	
2368	Diane L. Kent	
2369	Theresa H Morris	
2370	Anthony Bancroft	
2371	FRED R DAVIS	
2372	Diane Johnson	
2373	Dave Searles	
2374	dean grice	
2375	Christina	
2376	Maisse	
2377	J. David Scott	
2378	Bonnie Farmer	
2379	Beverly Ann Summers	
2380	Allison Love	



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Ipswich City Council		
2381	Mary Rarogiewicz	
2382	Kathleen Walsh	
2383	Paolo Cuccione	
2384	Doris Alpern	
2385	Amanda Elliott	
2386	Katherine Richardson	
2387	Wendi Nasser	
2388	Gary Hull	
2389	françoise Galabru	
2390	Martha Land	
2391	Nasrin Mazuji	
2392	T Morris	
2393	Ronni Ascagni	
2394	Cecile Lemay	
2395	Amy Kipp	
2396	Linda Carlson	
2397	Cheryl Cartwright	
2398	Helen Hargreaves	
2399	Susan Pivnick	
2400	Nicole Morawietz	
2401	Lindsey Granger	
2402	elana Katz Rose	
2403	J	
2404	Cate Infanti	
2405	Franklin Matias	
2406	Constance Fiske	

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Ipswich City Council		
2407	Tamara Bragg	
2408	Maria Quercia	
2409	Pamela Shuman	
2410	Francisco J Salazar	
2411	Debra Carter	
2412	E. Neal	
2413	Pamela Lipman	
2414	Sue Harrington	
2415	Miriam Baum	
2416	Melissa Vasconcellos	
2417	Ira Cohen	
2418	G J	
2419	Bill Sykes	
2420	Jacqueline Noterman	
2421	Carrie Swank	
2422	Denise Insinga	
2423	Brenda Rogers	
2424	Michelle Daniels	
2425	Miriam Horemans	
2426	Linda Guagliardo	
2427	Eric Daniels	
2428	Janice Klaschen	
2429	Evelyn Parker	
2430	Stevee Malamas	
2431	Carol Jean Woofter	
2432	Renee Claire Meaney	
2433	Marcin Karolewski	
2434	Mari Elvi	
2435	Maria Pittman	

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Ipswich City Council		
2436	Gail Flanders	
2437	Gail Worrell	
2438	john hope	
2439	Irene Dunny	
2440	Constance Trudell	
2441	Rita A Zore	
2442	Wendy Mahncke	
2443	Christopher Evans	
2444	Susan Fanning	
2445	Elizabeth Harvey	
2446	Pilar Barranco	
2447	susana soares	
2448	John Schmittauer	
2449	Karen Roland	
2450	Roberto Cifuentes	
2451	philip farinelli	
2452	Justin Philipps	
2453	Rhonda Spor	
2454	Natalia Laisure	
2455	Jessica Rocheleau	
2456	Heather Blackburn	
2457	Chris A. Aldrich	
2458	Ben Barnes	
2459	Olga	
2460	Earl Grove	
2461	Jane h Pettit	

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Ipswich City Council		
2462	Laverne Penn	
2463	Susan Dubovsky	
2464	Miel Roman	
2465	Chris Guillory	
2466	Patricia White	
2467	Rebecca Iris Horvath	
2468	David L. Hall	
2469	Denise Lemessy	
2470	Judy Bluhm	
2471	Erik Englebert	
2472	Diane Johnson	
2473	Cheryl A Trosper	
2474	Rebecca Muzychka	
2475	Linda Leet Howe	
2476	Tom Littelmann	
2477	Donna Cristo	
2478	Tina Marie Sallee	
2479	Nancy E Stier	
2480	Karen J. Correll	
2481	Carole Uttley	
2482	Karine Bressan	
2483	Margretta Miller	
2484	Shirley Jackson	
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2486	Margarethe Malcherczyk	
2487	Kathy Lyles-Diers	

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Ipswich City Council

2488	Necole Cook
2489	Janet Piekarski
2490	Ernest Boyd
2491	Thordur Gislasón
2492	Marco Pardi
2493	Rena Mostrangeli
2494	Jennifer
2495	Marge Brenneke
2496	Matt Tarrant
2497	Grace Pan
2498	Louna Hadida
2499	Andrea Kaye
2500	Patricia Regan
2501	Brenda Eckberg
2502	Judith Fry
2503	Elizabeth Mostov
2504	Ann H Bein
2505	William Grannell
2506	Joanne Mary Walker
2507	Kenneith Nahigian
2508	Alyson Amsterdam
2509	Denise Nutt
2510	Priscilla Littmodern
2511	Hera Gerber
2512	Janice Fisher
2513	Laura Vera



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Ipswich City Council

2514	Sharon Clark	
2515	Joanne Hutt	
2516	Sami	
2517	Susan Rodriguez	
2518	Wendy Beyda	
2519	Francis Bradley	
2520	Colin Fry	
2521	Nancy A. Kosa	
2522	Rita Ospelt	
2523	Stan R Janczuk	
2524	Paola Rojas	
2525	Linda Michaelson	
2526	Laura Alleman	
2527	Elizabeth Dee Sams	
2528	Suzanne Keeffe	
2529	Wander Ager	
2530	Richard Cianfarani	
2531	Maryanne Abramowitz	
2532	Dorinda Coolon	
2533	Debby Hanks	
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2536	Julie Trotter	
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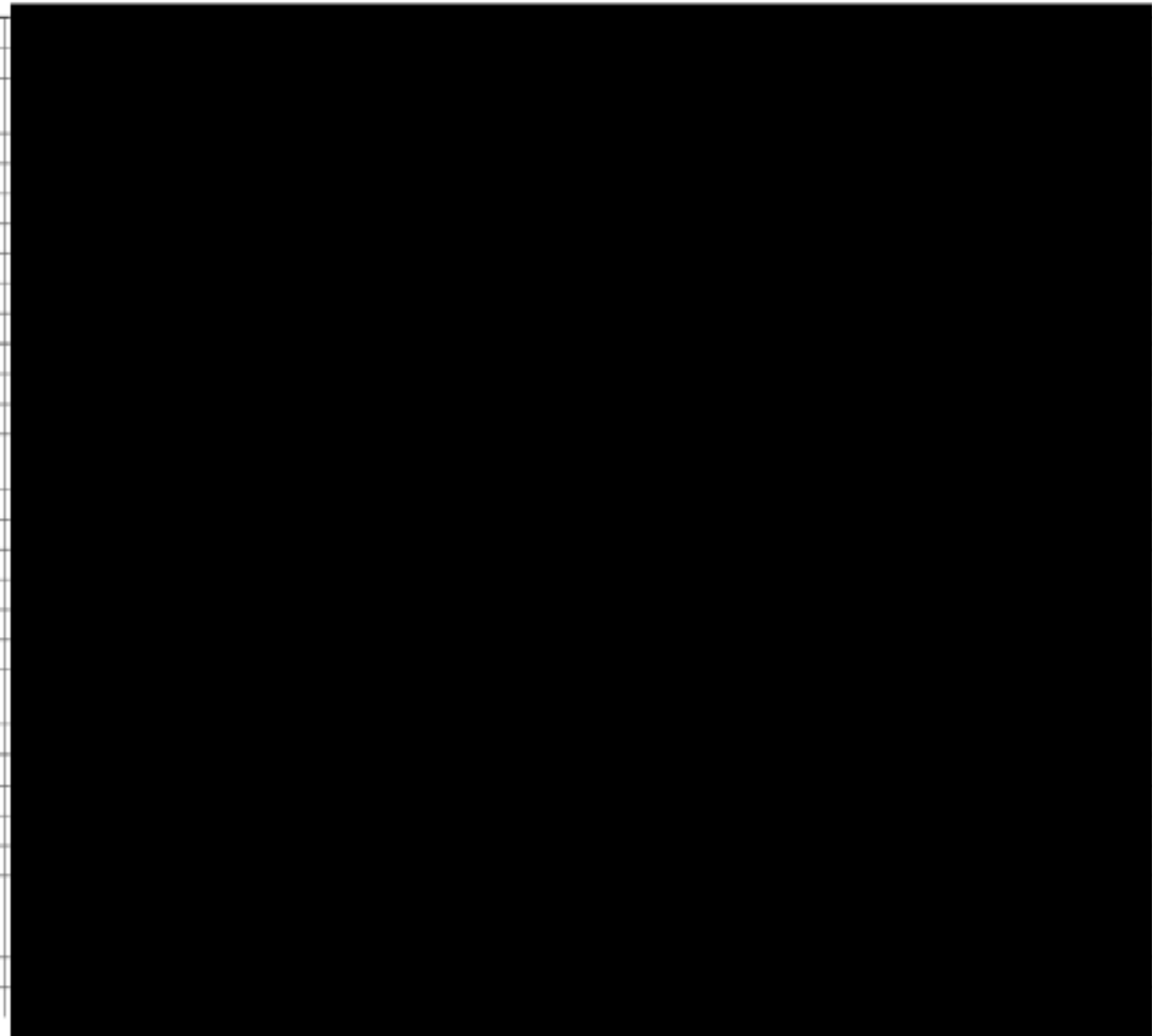
Ipswich City Council

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2544	Elan Berkp	
2545	Lesley Jones	
2546	Richardo Zamarripa	
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2550	Dawn Case	
2551	Verena Kaplan	
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2553	Marina Barry	
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2555	Sara Straube	
2556	Judith M. Knox-Evertt	
2557	Rob A Fallon	
2558	Kathy Sugarman	
2559	Julie A Fallon	
2560	Katherin J Randall	
2561	Nita E Tomaszewski	
2562	Jane Renee	
2563	Rickey Buttery	
2564	Barbara M Ottenio	
2565	Kathleen M. Grossman	

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Ipswich City Council

2566	Cindy Coppola
2567	Brenda Mitchell
2568	Sharon Kirth
2569	Allison Benson
2570	Sean Morgan
2571	Sylvia Drioule
2572	J Petaccio
2573	Lois Angeletti
2574	Dyan Osborne
2575	Jeanette Duurvoort
2576	Robert and Carole Matthews
2577	Aoiffe O'Kelly
2578	Helen May Morrow
2579	Heather Miller
2580	Robin Jacobson
2581	Donna Wainwright
2582	Cynthia Ortiz
2583	Kristine Keefer
2584	Roberta Kessler
2585	Donna Parente
2586	Paula Brereton
2587	Diane Tyson
2588	Abby Causey
2589	Marti Foley
2590	Betsy Cousins-Coleman
2591	Terrie Lee Smith
2592	George Sanderson
2593	Cyndy Young
2594	Marie Bartolome





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Ipswich City Council

2595	Dave Beck	
2596	Paulette Kuziola	
2597	Dona Stewart	
2598	Tiffany Randall	
2599	Dana Stewart	
2600	Danise Flood	
2601	R Vincent	
2602	Dita Skalic	
2603	Faye Rye	
2604	Julie Sanick	
2605	Rhetta Walter	
2606	Paula Kellar	
2607	Barbara Nozzi	
2608	Alison Yates	
2609	Lynne Davies	
2610	Carol Nakamura	
2611	Roger Wisinski	
2612	Marya Zanders	
2613	Cris Usher	
2614	Janice Pemberton	
2615	Deb Halliday	
2616	Lisa L. Knight	
2617	Diane Pease	
2618	Stephanie Springer	
2619	Christine Wordlaw	
2620	Lesley White	
2621	Lynn Pooley	

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Ipswich City Council

2622	Mary Mallas
2623	Mari Jo Vernarsky
2624	Georga Kett
2625	Mark Lacobino
2626	Brent Bobo
2627	Dan Hopkins
2628	Carol Evers
2629	Dennis Tabella
2630	Virginia Dwyer
2631	Jane Ory
2632	Rhonda Bast
2633	Dolores Fifer
2634	Aida Marina
2635	Pamela Fournier
2636	Joanne Hamblin
2637	Sarah Alper
2638	Julie Aversa
2639	Mari a Sagardua
2640	Kristin
2641	Mary Lee Jackson
2642	Paula Santos
2643	Milea
2644	Elizabeth Jacobowitz
2645	Matilde Damian
2646	Lorendana Raimonda
2647	Doris Verkamp
2648	Martha H McGough

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2649	Joan Roberts	
2650	Julie	
2651	Jill McGrath	
2652	Suzanne McCarthy	
2653	Kathleen Crisley	
2654	Aida Marina	
2655	Mary Rogge	
2656	Marley McDermott	
2657	Jusy Sutton	
2658	Pauline Toth	
2659	Carol Fryer	
2660	Beverly Beatham	
2661	Alison Whitefield	
2662	Carrie Burri	
2663	Gabriela Elias	
2664	Jane Love	
2665	Robert Ricewasser	
2666	Carolyn Riday	
2667	Filomena Gentilin	
2668	Alicia Lomeli	
2669	Tricia Miles	
2670	Judith Littleboy	
2671	Patricia	
2672	Gabi Janssen	
2673	Dorothy Williams	
2674	Matthew Gaffey	
2675	Ian Smith	

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2676	Beverly Baver	
2677	Loretta L Tiefen	
2678	Felice Schonfeld	
2679	Irebe Carson	
2680	Mer Bis	
2681	John Gray	
2682	Luciana Mendes Nehmer	
2683	Karen Spradlin	
2684	Sue Ross	
2685	Brett Bell	
2686	Amber K	
2687	Lillyam	
2688	Dan Hornaday	
2689	Gloria Navan	
2690	Richard Kite	
2691	David Klass	
2692	Michelle Greenwood	
2693	Cindy Morrison	
2694	Maria Rosalen	
2695	Nichole	
2696	Natalie Perko	
2697	Connie Guyon	
2698	Kerry Demers	
2699	Adriana Hayward	
2700	Ann Dixon	
2701	Susan Welsford	
2702	Julie	

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Ipswich City Council		
2703	Deborah Vizvary	
2704	Pamela Ridner	
2705	Carol Lynn Anderson	
2706	Patricia Mathis	
2707	Lady Deborah McAuley	
2708	Mixi Boern	
2709	Myra Dwehurst	
2710	Vicki Hunt	
2711	Krys McConville	
2712	Jivleen K Sandhu	
2713	Jennifer Eckert	
2714	Jim Loveland	
2715	Kimberly Stuhr	
2716	Susan Niemi	
2717	Dorothy Greene	
2718	Nora Coyle	
2719	Tami Phelps	
2720	Velma Perez	
2721	Heike Voigt	
2722	Christine Reeves	
2723	Marie Danna	
2724	Carol Royle	
2725	Janice Wilfing	
2726	Kelly Kessl	
2727	Cheryl Youngs	
2728	Brad Bergeron	
2729	Kelly Tiefen	

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2730	Raleigh Koritz	
2731	Kelly Kessl	
2732	Marjorie Angelo	
2733	Michelle Maille	
2734	Sau Tsag	
2735	Boel Stridbeck	
2736	Rita Thio	
2737	LaVonne Goodell	
2738	Daniel Beveridge	
2739	Sally Childs	
2740	Barbara Blackwood	
2741	A J Hawkins	
2742	Gary Thaler	
2743	Lisa Zato	
2744	Julia Baker	
2745	Marilyn Conrad	
2746	Coral Nugent	
2747	Stacey Murrow	
2748	Ben Weissman	
2749	Rita Pesini	
2750	Michael Flees	
2751	Rose Canneto	
2752	Ramona Blankinship	
2753	Melody Stevens	
2754	Dennis Carrig	
2755	Lisa Ridge	
2756	Kathy Grieves	
2757	Jim Malone	
2758	John Mascaro	
2759	Donna Smith	
2760	Lesley Whitchurch	

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2761	Leona Will	
2762	Rosemay Stephenson	
2763	Diane M Kennedy	
2764	Vicki Dotterer	
2765	Dave Viska	
2766	Lynn Adlard	
2767	Cheryl Minieri	
2768	Brenda Trueblood	
2769	Jamie Reifman	
2770	Helen LeBrecht	
2771	B Oconnell	
2772	Diane Ferraro	
2773	Viera Caro	
2774	Sandy Gardner	
2775	Barbara Elias	
2776	Chris Mitchell	
2777	Evelyn McNeil Coltman	
2778	Nora Walker	
2779	Carole Sweeney	
2780	Ronald Barry	
2781	Nancy E. Woolley	
2782	Robin L. Coleman	
2783	Jennifer D'Angelo	
2784	D Beattie	
2785	Karla Taylor	
2786	Elizabeth Mackey	
2787	Nellie	
2788	Teresa Rakoczy	

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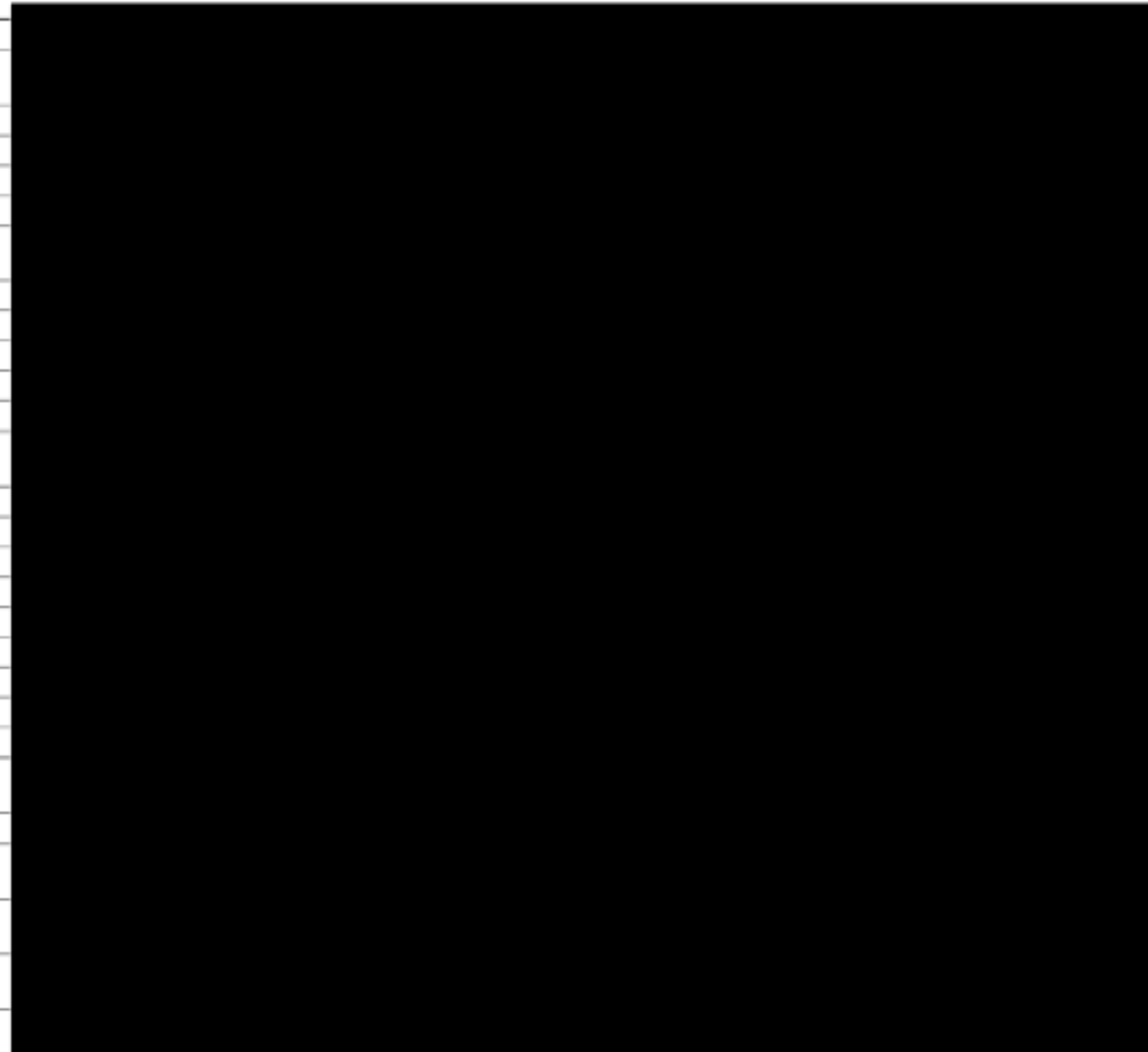
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2792	Katerina Zrneckova
2793	Arlette Simon
2794	Kate Herrick
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2796	Ana Coro
2797	Cynthia Barber
2798	Liza Brock
2799	Jill Ryan
2800	Suyin Phillips
2801	Thomas Wiggins
2802	Marisol Ackerman
2803	Joan mccoey
2804	Jennifer Host-Simon
2805	Robert Rodriguez
2806	Pam Bacon
2807	Vivian Barro
2808	Jonathan Pin
2809	Kathleen Eaton
2810	Marianne
2811	Angelo Fiorentino
2812	Valeriane Welsch
2813	Nancy Petchel
2814	Carolyn Ryan
2815	Bruno Simon
2816	Karen S Dukovich
2817	Margaret J Murray



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2818	Mary Vitro
2819	Christian Kieffer
2820	Cecilia Hill
2821	Joy Mills
2822	Roseann Santangelo
2823	Susan Moore
2824	Elke Romer
2825	Sharon Berger
2826	Steven Uyenishi
2827	Kim Paslay
2828	Sylvia Kovacs
2829	Jamie Green
2830	Karin Nelson
2831	Renee Sophia Zuba
2832	Kerry Friedman
2833	Marsha Alesi
2834	Madeleine Fisher Kern
2835	Jacquelyn Digiovanni
2836	Daniel James Polley
2837	Connie Nelson
2838	Shelby Jennings
2839	Ann M. Weekley
2840	Jan Harmsworth
2841	Karly Martin
2842	Agnes Welsch
2843	Julie
2844	Jillian Unger
2845	Tucker Thomas



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2846	Jock Blair	
2847	Tammy Haller	
2848	Stephanie Clark	
2849	Collins Walker Selby	
2850	Lynette MacLagan	
2851	Robin Swope	
2852	Holly Graves	
2853	Debbie Czujko	
2854	Lori Williams	
2855	Bleckinger Dana	
2856	Carmela Palumbo	
2857	Jennifer Emerle-Sifuentes	
2858	Marla Berry	
2859	Lucie Hoffmann	
2860	Penny Schmaltz	
2861	Laren Kessler	
2862	Martha olavarrieta	
2863	Sue Pointon	
2864	Kathleen Lipsie	
2865	Donna Robidoux	
2866	Thea Sames	
2867	P Montgomery	
2868	Lenore GAudet	
2869	Christopher P Miller	
2870	Donna	
2871	Nicole Browne	
2872	Karen Norton	
2873	Suzanne Wiegand	

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2874	Alejandra Vega	
2875	Holly Hall	
2876	Tiffani Long	
2877	Michael Guttman	
2878	Renee Simone	
2879	JUDY Karbowski	
2880	Paloma quevedo	
2881	Joyce Kane	
2882	Tracey Knight	
2883	Tiffany Kellett	
2884	Heather Black	
2885	Cathy Palamara	
2886	Patricia Mondore	
2887	Scott Kennedy	
2888	Sherri McCallson	
2889	Betsy Mattuchio	
2890	Alison Lees-Taylor	
2891	Peter Tame	
2892	Donna Soo Hoo	
2893	Debbie Berman	
2894	Jeanne Cambouris	
2895	Jeanne Cambouris	
2896	Maryann Staron	
2897	Carla R Orr	
2898	Teresa	
2899	Justin Michael Bernard	
2900	Diane Allain	
2901	Karin Taylor	

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2902	Sam Eaton	
2903	Cathy Zink	
2904	Jennifer Cheesman	
2905	Theresa Sullivan	
2906	Jeanne Cambouris	
2907	Edward Drinkwater	
2908	Geraldine Piscopio	
2909	Sondra Chacon	
2910	Bernice J Precourt	
2911	Ro Yates	
2912	Barbara Katz	
2913	Ann M Smith	
2914	Phyllis White	
2915	Janine Long	
2916	Carolyn Walker	
2917	Gina Hernandez	
2918	Shannon Harper	
2919	Lisa Sands	
2920	Barbara Walsh	
2921	Paula Beck	
2922	Kelly Ann Ayers	
2923	Terri Decker	
2924	Margaret Sinclair	
2925	Vicki de Bruin	
2926	Rita Red Eagle Castillo Castillo	
2927	joan lichtenstein	
2928	Michele LaPorte	
2929	Sharon Dockril	
2930	AJ Cho	

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2931	Darla Brunner	
2932	Margaret Wotherspoon Jack	
2933	Tina Spector	
2934	Joe Ackerman	
2935	Larry And Phyllis Stites	
2936	JOHN F Lamb	
2937	Grace Malara-Aiello	
2938	Stephanie Smith	
2939	Valentina Martinez	
2940	Martin John Watts	
2941	Robyn Rhoades	
2942	Irene Brizard Brizard de Forges	
2943	Trish Johnstone	
2944	Rosalyn Knight	
2945	Laura Antonakakis	
2946	Sebastian Rothschild	
2947	Andrea Ackerman	
2948	Michelle meaney	
2949	Rob Stein	
2950	Rex Lee	
2951	Karen Franklin	
2952	Johnny and Debbie Alderson	
2953	Kat Rollins	
2954	David Dobson	
2955	Ebb den Hartog	
2956	Joe Spencer	
2957	Kathy Turner	
2958	Dr. Steve Prince	

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2959	Karen M Riordan	
2960	Joe Ackerman	
2961	Jane Morawski	
2962	susan lowe	
2963	Debra Goodnight	
2964	Laura Antonakakis	
2965	Joe Ackerman	
2966	Gloria Margaret Hartney	
2967	Jane Morawski	
2968	Keith Christy	
2969	Dr Thomas Ambrosia	
2970	Joy London	
2971	Angela Lopez	
2972	Janet McCalister	
2973	Veda Joy	
2974	Bonnie Atkinson	
2975	Marie Van Hooff	
2976	Tina Durakov	
2977	Darlene Jones	
2978	Catherine Gibbons	
2979	Lana Hughes	
2980	Robert Jones	
2981	Carolyn Bailey	
2982	Lynn Batastini	
2983	Jan O'Leary	
2984	Jane Morawski	
2985	Patricia Fleetwood	
2986	Marie Chevalier	
2987	Marilyn Clark	

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2988	Susan Lantow	
2989	Steven Andrychowski	
2990	Kathleen McHendry	
2991	Joann Koch	
2992	Kathy Turner	
2993	Bee Reznew	
2994	Steven Rosenberg	
2995	Nona Pepkowski	
2996	Reena Griffin	
2997	D LYTSELL	
2998	C GROVES	
2999	Cassie Harland	
3000	Michelle Hunt	
3001	JoAnn Lopez	
3002	J GROVES	
3003	Lou Reznew	
3004	Victoria Lomax	
3005	Karen wojtanek	
3006	Ms Susan Pietrzyk	
3007	Debbie Carroll	
3008	Irene Muschel	
3009	Rosemarie McPeake	
3010	Craig John Dennis Weston	
3011	Rose Marie Wilson	
3012	Jennifer McConnell	

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3013	Tiffany Phillips
3014	Claire Gardner
3015	Barb Livingston
3016	Sherry Oden
3017	Victoria Emmerth
3018	Susan
3019	Joe Ackerman
3020	Susan Spilecki
3021	Brad Smith
3022	Mary Jonik
3023	Damalia Solis
3024	Joe Ackerman
3025	Barb Livingston
3026	Paula Dailey
3027	Andrea Ackerman
3028	Laura LaRocca
3029	Monique Battoue-Delporte
3030	Elizabeth LeSueur
3031	Pamela Mullins
3032	Claudia Wheless Marcinak
3033	Mary Buckingham
3034	Griffiths Linda
3035	Della A. Coburn
3036	Melissa
3037	Robert Rodriguez
3038	Stephanie
3039	Barbara K Johnson
3040	Carole Ross



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3041	Lori Pasetti	
3042	Joe Ackerman	
3043	Adele Halbreich	
3044	Joe Senderovich	
3045	Julia Taylor	
3046	Monique Battoue-Delporte	
3047	Cynthia A Allen	
3048	Linda Kaiser	
3049	Pamela Heman	
3050	Donna Beck	
3051	ELVIRA JOHNS	
3052	Theodore Johns	
3053	Victor Barger	
3054	dianne haines	
3055	Linda Walters	
3056	Dr. Winifred Lilian Macdonald	
3057	Gabriela Baldaia	
3058	Carlene Visperas	
3059	Colleen Collins	
3060	Judith K Gurule	
3061	Judy Greenfield	
3062	Sara Stubbington	
3063	Janet Bolasci	
3064	Margarita Perez	
3065	Christine M Bodey	
3066	Karla F Murr	
3067	Debra Dragonheart	

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Ipswich City Council		
3068	Cathy Caswell	
3069	Lesley Schultz	
3070	Nina Rocus	
3071	Alyce	
3072	Margarita Gonzalez	
3073	Annette Henneau	
3074	John Kirchner	
3075	Jackie Stolfi	
3076	Roanne Voigt	
3077	Sara Mason	
3078	Kristen Beck	
3079	Jen	
3080	Roanne Voigt	
3081	Richard E Swope	
3082	Paulette R Metzler	
3083	Linda Campbell	
3084	janet romine	
3085	Eileen Shahzada	
3086	fay lupacchini	
3087	Garry Robert Stanley Saunders	
3088	Debbie	
3089	Stacy goldschen	
3090	Joy Brown	
3091	Thomas J. Koslo	

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3092	Pat Dosky	
3093	Kathlene Henry-Gorman	
3094	Keryn Woolmer	
3095	LAWRENCE George James MORRIS	
3096	Pascale Clerie	
3097	Jillian Jenkins	
3098	Lori Ann Colon	
3099	Jessica File	
3100	Fran Hardy	
3101	Gillian Booth	
3102	Kathleen Sewright	
3103	Simone Fonseca	
3104	Josephine Palladino	
3105	Patrice Tullai	
3106	Melissa DiCarlo	
3107	Darlene Hnatyshyn	
3108	Geralyn Gulseth	
3109	Marlene Todd	
3110	Moranda Meyer	
3111	Steve Groze	
3112	Priscilla Wagner	
3113	Susan St. Denis-Searle	
3114	Lori L. Williams Philipsen	
3115	Gina Macias	
3116	Karin Kunz	
3117	Lori J. Rumpf	
3118	Robert Ferrara	
3119	Jean Cameron	

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3120	Florencia Morales	
3121	Susan Porter	
3122	Chloe-Nicole Bignoux	
3123	Maria Ferraro	
3124	John	
3125	Denise McGowan-Guida	
3126	Thomas Boswell	
3127	Alexis Hardee	
3128	Maureen Irvine	
3129	Kevin K Walsh	
3130	Mnsura	
3131	Pat Iacobucci	
3132	Marquita Mills	
3133	Dipali N	
3134	June C Curley	
3135	Jane Reece	
3136	Fournier Fernande	
3137	Loretta Olsen	
3138	Wilfred Overson	
3139	Liz Scott	
3140	John Powers	
3141	Anita Newman	
3142	Antonella Lucianetti	
3143	Richard Ohlendorf	
3144	Linda Serfass	
3145	Jim Head	
3146	Dory Feldmann	
3147	Lauren Cox	

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3148	Nancy Grodek	
3149	Patty Kuhner	
3150	Alexandra White	
3151	Pamela Saulter	
3152	Rebecca Hohn	
3153	Bob Yarger	
3154	Jill Kacenthal	
3155	Margarey Klein	
3156	Julie Clark	
3157	Michelle Krueger	
3158	Johnny Hall	
3159	Steve Groze	
3160	Michael Dorer	
3161	Julia Cranmer	
3162	Boyd Hore	
3163	Alexandra Donati	
3164	Jaime Grimwood	
3165	Lorena Cox	
3166	Tammy Beck	
3167	Nadia C Burns	
3168	Russ Ziegler	
3169	Sharon Edmondson	
3170	Teresa philomena	
3171	Johnna Edmunds	
3172	Lisa Holthaus	
3173	Joanna Saturno	
3174	Rosina S Harter	
3175	Ian James	
3176	Billie Lyon	

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3177	Laurie Kozbelt	
3178	Mario Pappalardo	
3179	Joann Ramos	
3180	Bridget Irons	
3181	Tom Spencer	
3182	Frances Bell	
3183	Barbara Marie Childers	
3184	Brandie Deal	
3185	Tami Holden	
3186	Priscila Corregio	
3187	Lorainne Viglione-Rose	
3188	Penni Anifer	
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3190	Anna F Tangi	
3191	Elizabeth Zaragoza	
3192	Debra L Pretzer	
3193	Nancy Albanese	
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3195	Lunden Macgregor	
3196	Karen S Landry	
3197	Kathy Winterburn	
3198	Darcy Flynn	
3199	Rebecca Thomas	
3200	Beverly McCauley	
3201	Susan	
3202	Carol Anderson	
3203	Suzanne Marcella Camarillo	
3204	Jan Jones	
3205	Hazel	
3206	Barbara Leviness	
3207	MJ Mashburn	
3208	Denise Conley	
3209	Nicholas	
3210	Scott Yost	

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3211	Corey Burns	
3212	Penelope Furphy	
3213	Mary Marts	
3214	Kathy Pirozzolo	
3215	Cassandra Robertson	
3216	Melissa Steele	
3217	Brian Segrave	
3218	Byron Steele-Bonney	
3219	Chsrtine Schmidt	
3220	Marguerite R. Elia	
3221	Sally Bassett	
3222	Diane Hill	
3223	Ben Robertson	
3224	Julie Skelton	
3225	Barbra Leviness	
3226	Jane Steele	
3227	Beck Dana L	
3228	Sandi Petty	
3229	Debra Curci	
3230	Rachel Davies	
3231	Helen Bridges Salvia	
3232	Jennifer Land	
3233	Rosalyn Newton	
3234	Heidi Ludwick	
3235	Robert B. Vincelette Jr.	
3236	Roz Tobias	
3237	Divya Priyanath	

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3238	Jeannette Duncan				
3239	Deborah Nelson				
3240	Sandi Aden				
3241	Tana Gullotta				
3242	Dianne Douglas				
3243	Leonard Fitzpatrick				
3244	David Garfield				
3245	Rosie Cerda				
3246	Richard Barker				
3247	Tom Sanchez				
3248	Gillian A Parker				
3249	Helen L Halley				
3250	Judy Ellen Embry				
3251	Peter Roper				
3252	Kay Labo				
3253	Mark Lynn Ferguson				
3254	Carmen Blakely				
3255	David Mirenda				
3256	Emily Ann Alyne				
3257	Anne Benroubi				
3258	Kay Labo				
3259	Rae Bogusky				
3260	Jeannie Belton-Rumple				
3261	Jan McMahon				
3262	David Mirenda				
3263	Maurna Winterer				
3264	Al Verdini				
3265	Julie Kaye				
3266	Britton				
3267	Suzanne Benson				



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3268	Paul Sanderson	
3269	Michele Bouchard	
3270	Stephen Edward Meilenner	
3271	Laura Kofsky	
3272	Taylor Benson	
3273	Ruth L Boice	
3274	Anthony Donnici	
3275	Diana Lee	
3276	Monica Yonangitti	
3277	Trudy Hayman	
3278	Angela Robertson	
3279	Barbara Marshall	
3280	Angie Moore	
3281	Margaret Fularczyk	
3282	Glenda Val	
3283	Tracy	
3284	Darlene Swiderski	
3285	Caroline Van Haeften	
3286	Cassie Zavondy	
3287	Patricia Rowell	
3288	Linda Olson	
3289	Margaret Lohr	
3290	Diane Felci	
3291	Anne Stretch	
3292	Lori Drennan	
3293	Melissa Lough	
3294	Tina Godlove	
3295	Barbara Jane Bible	
3296	Marylou Ogle	
3297	Brenda Warren	
3298	Michelle Redington	
3299	Dolores J Varga	

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3300	Iris Dorsett		
3301	Patti Sobecke		
3302	Lauren		
3303	Linda Murphy		
3304	Narda A Kramer		
3305	Rebecca Andersen		
3306	Debra Beck		
3307	Mr G Schumacher		
3308	Melissa Sheppard		
3309	Dora Oldham		
3310	Tania Harrison		
3311	James Scotto		
3312	Emma Henderson		
3313	Carole Schumacher		
3314	Stacey Allerton		
3315	Angela Bennett		
3316	Kathy Monteleone		
3317	Anits Goncalves		
3318	Sharon Hesse		
3319	Joann A. Wells		
3320	Sharon M Wolfsohn		
3321	Kirsten White		
3322	Sheila O'Neill		
3323	Wendy Bachmann		
3324	Mark M Giese		
3325	Lorraine Smith		
3326	Ellen Symons		
3327	Dr Lynette Eggleston		

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3328	Lance Davis	
3329	Rosemary Goeller	
3330	Peggy Erickson	
3331	Laurie H	
3332	Demetrios E. Lekkas	
3333	Andrea Collisson	
3334	Christine Ann Dorchak	
3335	Joan	
3336	Melegueta Mattay	
3337	Mike Lanka	
3338	Shelley McKee	
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3340	Lori Van Der Burg	
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3342	Jennifer	
3343	Trish Webb	
3344	Catherine	
3345	Sarah Healey	
3346	Christine Allard	
3347	Barbara Friend	
3348	Brenda Kay K Wray	
3349	Jen Straccia	

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3350	Kathleen Majdalani	
3351	Anca Smith	
3352	Helene Bank	
3353	Larry Bosket	
3354	Veronica Klein	
3355	Brione O'Brien	
3356	Katja Määttä	
3357	Florence Harty	
3358	Dianne	
3359	Carole Meade	
3360	Nicolas Hodges	
3361	Helen Stephens	
3362	Robina Hodgson	
3363	Annette Skelley	
3364	Susan Tuman	
3365	Cath Ross	
3366	Elizabeth Ishmael	
3367	María Leon	
3368	Vassiliki Anderjaska	
3369	Marie Garescher	
3370	Maria Gabrielle	
3371	Henry Jones	

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3372	Christine J Resch		
3373	Jaime Perez		
3374	Jean Siegel		
3375	Di Leach		
3376	Martha Renshaw		
3377	Cheryl Eames		
3378	Sandi Reinlie		
3379	Molly Sweeney		
3380	Sue Ellen Lupien		
3381	Marlys Reid		
3382	Linda Reilly		
3383	d'Anne Y MacNeil		
3384	Sandra Serazio		
3385	Peter Jays		
3386	Shirley Minich		
3387	Pat Jones		
3388	Gina LoBiondo		
3389	Sherry Clark		
3390	Regina Brooks		
3391	Brenda Lee Peppard		
3392	Deborah Beck		
3393	Lise Hull		
3394	Anthony		
3395	Caryl Speck		

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Ipswich City Council		
3396	Jennifer Bauman	
3397	Ondine Shapiro	
3398	Rupert Macgregor	
3399	Leslie Ellis	
3400	Richard Stern	
3401	Lisa Taylor	
3402	Nancy Grodek	
3403	Emma-Kate Thornley	
3404	Donna Gensler	
3405	Willie Hinze	
3406	Katherine Louise Tenni	
3407	Danielle Johnson	
3408	Steven Rosenberg	
3409	Karen Fostel	
3410	Janna P Perkins	
3411	Celia Antic	
3412	Eileen Easton	
3413	Nancy Reslyn Rappaport	
3414	Maryanne Abramowitz	
3415	Robert Nowak	
3416	Christina Williams	
3417	Nancy Hunter	

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3418	Chris Kiefer		
3419	Linley M Fray		
3420	Stevie Lasenby		
3421	Erin Saunders		
3422	Annie Boxhall		
3423	Karen Jacques		
3424	Cyndee Kruggel		
3425	Susan Reichel-Halverson		
3426	Karen Horton		
3427	Gwen Willows		
3428	Marissa		
3429	Michael O'halloran		
3430	John LP Blumberg		
3431	Susan Loomis		
3432	Lisa Ann Kelly		
3433	Paula Grande		
3434	Jennifer Mura		
3435	Christopher Stuart Harrison		
3436	Antoinette Dusaid		
3437	David Garioud		

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Ipswich City Council		
3438	Gina Yaccarino	
3439	Linda Fast	
3440	David Jones	
3441	Anne Powell	
3442	Regina Dittrich	
3443	Emma Tester	
3444	Katrin Kroll	
3445	Marilee Meyer	
3446	Stacy Bell	
3447	Carina Chadwick	
3448	Gumus Ozkok	
3449	Grant Warren	
3450	Jay Hannon	
3451	Joe Ackerman	
3452	Joe Reese	
3453	Joe Ackerman	
3454	Affie Nuzum	
3455	Joe Acosta	
3456	Jane Mitchell	
3457	Lucy Potenza	
3458	Judith Downey	
3459	Joe Sullivan	
3460	Andrea Ackerman	



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Ipswich City Council		
3461	Stella Choe	
3462	Carola Sifari	
3463	Sue Hermon-Brazier	
3464	John Brazier	
3465	Susan Von Schmacht	
3466	Karen Mikus	
3467	Michael Hermon	
3468	Sheree Bala	
3469	Michelle Steele	
3470	Laura Dickey	
3471	Joe Ackerman	
3472	Joseph Horne	
3473	Valentina Saavedra	
3474	Ingmarie Solin	
3475	Yvonne Ray	
3476	Marisol Ackerman	
3477	Greg Rosas	
3478	Dianne Ostrow	
3479	Jilna Dutt	
3480	Joe Ackerman	
3481	Karla Henderson	

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Ipswich City Council		
3482	Penny Grimwood	
3483	Joe Anderson	
3484	Robert Rodriguez	
3485	Amanda Graham	
3486	Rebecca Stadthagen	
3487	Karen Toole	
3488	Janine Vinton	
3489	Cheryl Brasen	
3490	G Claycomb	
3491	J	
3492	Diana Korving	
3493	Carolyn Handley	
3494	Marcia Brandwood	
3495	Yvonne Heimler	
3496	Jodi Weiskott	
3497	Anne Henry	
3498	Leiba Harr	
3499	Lucia Fabbo-Adams	
3500	Cortney Zaret	
3501	Carolyn Andrew	
3502	Joe and Rebecca Swierkosz	
3503	Jami Martinez	
3504	Allan Campbell	
3505	AJ Cho	

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Ipswich City Council

3506	MCFM van de Kar		
3507	Linda S. Van Dien		
3508	Trista Reynolds		
3509	Donna Leavitt		
3510	Michael		
3511	Nikki Renee Nafziger		
3512	Pam Hobbs		
3513	Theresa Fuller		
3514	Ananthanayanan Ramakrishnan		
3515	Jean Burrier		
3516	Andrea Giolli		
3517	Merridy A McPherson		
3518	Suzan Danzey		
3519	Stephen Rigley		
3520	Lili Perez		
3521	Jeff Kevin		
3522	Joyce Harris		
3523	Roux		
3524	Julie Bozicevic		
3525	Angela T		
3526	Remy Hadgett		
3527	Robin Rysavy		

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Ipswich City Council

3528	David Le Shirley
3529	Karen Swistak
3530	Iris Rochkind
3531	Maria de los Angeles Cox
3532	Linda
3533	Vivienne Godeyne
3534	Elyse Sternberg
3535	Anne Waite
3536	Dianne Peake
3537	Shirley Kuzmicz
3538	Mary Lord
3539	Rosie Saville
3540	Jacky Kemp
3541	Marie
3542	Maryellen Redish
3543	Stacie Malone
3544	Tamara Briggs
3545	Heather Pighetti
3546	George Lee
3547	Dianne Weir
3548	Sara Walton

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Ipswich City Council

3549	Ludivine Bigéni		
3550	Angel McCarter		
3551	Jill Francesca Dione		
3552	Robin How		
3553	Tracy Fresh		
3554	Shana Wijesekera		
3555	Tanya Sawyer		
3556	Vanessa Hollowell		
3557	Susan Ciaramella		
3558	Debbie Martinez		
3559	Katherine Ingwersen		
3560	Domenique B O'Regan		
3561	Barbara Morgan		
3562	Aneva Borthwick		
3563	Barbara Wake		
3564	Tanya Morales		
3565	Jennifer Young		
3566	Nicholas DiBuo		
3567	Peter O'Neil		
3568	Tiffany Wong		
3569	Eduardo A Lopez		

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Ipswich City Council

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3591	Susan Wells	16 Bells Road	Gorleston On Sea, Norfolk, NR316BB	United Kingdom	sawells23@gmail.com

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Ipswich City Council		
3592	Kathy Tscheiner	
3593	Viveka Hansén	
3594	Walter Barnes	
3595	BJ Evans	
3596	nadia fellini	
3597	MIM K	
3598	Adrian Nicoara	
3599	Janice Rossi	
3600	Awbrie Culleton	
3601	Ted Wick	
3602	MariaGiovanna Tarquinio	
3603	Peter Murray	
3604	Jo Ellis	
3605	Katrina Morrison	
3606	Kari Gundrum	
3607	Margaret	
3608	Andrea Beckett	
3609	Anne Mullane	
3610	Misha Ptackova	
3611	Denise MacGregor	
3612	Katherine Kaiser	
3613	Diana Palmer	
3614	Orgé	
3615	Rebecca Padmore	

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3616	Annette Smith		
3617	Miranda Webster		
3618	Kazuko Lam		
3619	Wendy Hart		
3620	Bronwyn David		
3621	Lori Jones		
3622	BRADLEY PETER BUTWELL		
3623	Anne Brown		
3624	Kimberly Howalt		
3625	Julie Bridgman		
3626	betty winholtz		
3627	Linda Driscoll		
3628	Anne-Mari Gavin		
3629	Veerle		
3630	Catherine Lacey		
3631	Seva Mozhaev		
3632	Tanya Maeder		
3633	Thanuja Gunasekera		
3634	Robyn West		
3635	Paula Cole		
3636	Kelly Taylor		
3637	Kammy		
3638	Chris Mackinder		
3639	Lisa Kaye Meadows		
3640	Ioridan claire		



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Ipswich City Council

3641	Rosi Zang	
3642	Mornette Scott-Riddell	
3643	Patrick BOOT	
3644	tullia infantolino	
3645	John Ratcliffe	
3646	Irene Casey	
3647	PAM BONAVENTURA	
3648	Maria Esparza	
3649	jeanette gold	
3650	Abbie R Bernstein	
3651	stewart davis	
3652	Diana Tomkins	
3653	Cristina Lorga	
3654	adrienne sharon manan hanan	
3655	Theresa Waldspurger	
3656	Stacey mazza	
3657	marja leino	
3658	Lorraine Ellis	
3659	Michel Percher	
3660	Judy Suckno	
3661	Michelle McElveen	
3662	Lisa Meadows	

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3663	Kirsten McIndoe	
3664	Shirley Pullen	
3665	Elisabeth Richter	
3666	Michele Veiga	
3667	C. Martinez	
3668	Anne Zacharie	
3669	STOJKOVIC SYLVIA	
3670	Mandy Macartney	
3671	Andrew McGlashan	
3672	ulla pade	
3673	Bonnie J Worden	
3674	Kristin Milner	
3675	Marion Hansen	
3676	Eliane Tomaschett	
3677	arline lohli	
3678	Joanne Cobelas	
3679	Sally Newman	
3680	Heidi Baird	
3681	Robin Lim	
3682	Susan whitsell	
3683	Marilyn McClelland	
3684	Hof Annette	
3685	Shannan Johnson	
3686	Deborah Wellington	
3687	Patricia Quinn	
3688	Richard Klein	
3689	Georgia	
3690	Erica Ludvig	

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Ipswich City Council

3691	Veronique LUPIS	
3692	Paula S Tytlar	
3693	Liora Fuld	
3694	Lucie Laberge	
3695	Nancy Clifford	
3696	Patricia A Pruitt	
3697	Marlene Phelan	
3698	Cathryn Perry	
3699	Lynn Martin	
3700	B Lee	
3701	Sandra P Varvel	
3702	Rosemary Futrovsky	
3703	Meryl Pinque	
3704	Helen Stevens	
3705	Catherine Hanley	
3706	Martha Driskell	
3707	Ruth Jacobson	
3708	Donna Schabe	
3709	MARTINE MACMILLAN	
3710	Sally Brudenell	
3711	John Box	
3712	Teresa Graham	
3713	Rose	
3714	Jennifer L Cunningham	
3715	Maire Sole	
3716	Diane Murad	
3717	Dana	
3718	Mary Ann Clark	

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3719	Sylvia De Baca		
3720	Shane Kenny		
3721	Alicia Fay		
3722	Maud van Tol		
3723	Eve McWilliams		
3724	Gerard van Tol		
3725	Miranda van Tol		
3726	Léone PINEAU		
3727	Nancy M Howard		
3728	Faye Blacker		
3729	Gayle Williams		
3730	sylvie lemaitre-sidane		
3731	Anni Will		
3732	Leslie Sheckman		
3733	Eloise Fisk		
3734	Deepak Dadlani		
3735	Chad Kitzman		
3736	Mark Blandford		
3737	Richard Bodenski		
3738	Suzanne Hamer		
3739	Trish King		
3740	Heather Jones		
3741	Leah Finch		
3742	Erin		
3743	Jennifer Gaffney		

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3744	Jayde Schembri	
3745	Maika Michelle Coates	
3746	joyce heyn	
3747	Patricia Schwab	
3748	wendy henry	
3749	Dan Perdios	
3750	Helen Ling	
3751	Linda Dezotelle	
3752	pascal vercknocke	
3753	Chantel Ramnanan	
3754	Claudia Cinardo	
3755	lynn martin	
3756	Robyn Dibble	
3757	Bernadette Laponte	
3758	Rena Renee Cantway	
3759	LESLEY P ROSINSKY	
3760	Barbie Marquet	
3761	Sabina	
3762	Bonnie Zotos	
3763	Maureen Carole Carole Jackson	
3764	GRUSSEN	
3765	Ebbitts Naomi	
3766	Maira Tegen	
3767	Kate Kenner	
3768	Sonia Baroncini	
3769	Naomi Linkous	
3770	Julie Smith	

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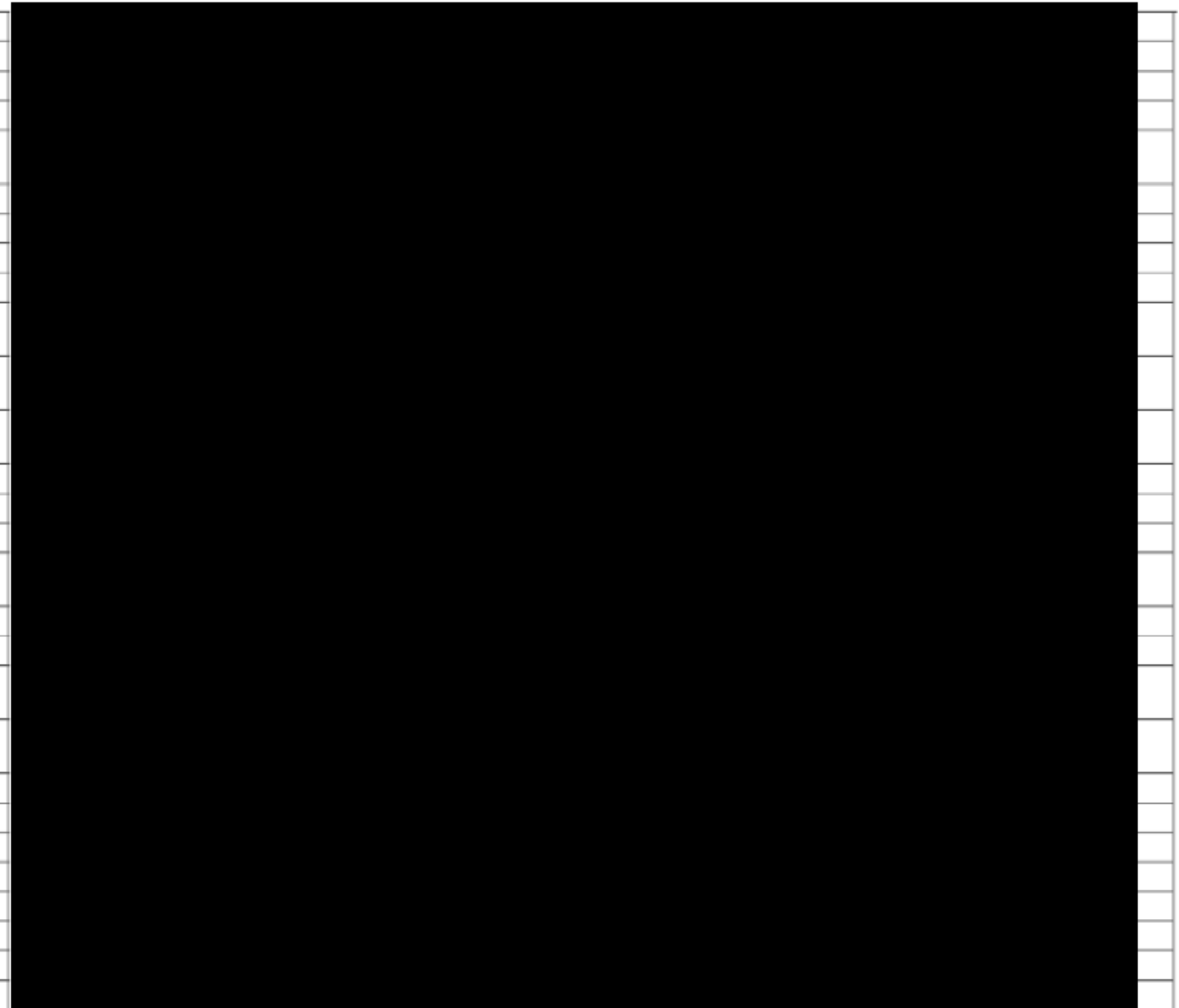
Ipswich City Council

3771	Shirley Tomasello	
3772	Christina Schoen	
3773	Rita Florsheim	
3774	elke hochmair	
3775	Elza Corrill	
3776	Turquoise	
3777	Vuilleumier Cristina	
3778	Rita Maggia	
3779	Janet Crooms	
3780	MaryAnn Bomarito	
3781	Philip Palmer	
3782	Lulu Balbi	
3783	Melanie Lynn Marsh	
3784	Ca Tomas	
3785	Cheryl Morabito	
3786	Peggy Schramm	
3787	Henen Berkach	
3788	Rita Calabrese	
3789	Victoria Smith	
3790	Joanna Stuart	
3791	Naci A	
3792	M Lorraine Torres	
3793	Bradley J Gilbaugh	
3794	Joyce Britcher	
3795	Joshua Rettenmayer	
3796	Nancy Bear	
3797	Sonja Sutherland	
3798	Karen Gora	
3799	Judith Marie Ward	

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Ipswich City Council

3800	Tina M McClain
3801	Teresa Salamone
3802	Barbara A Dellaghelfa
3803	Ann Marie Sardineer
3804	Lee
3805	Rocio Lario
3806	Melissa LaFlamme
3807	Michelle Allison
3808	Terry
3809	Cynthia Howard
3810	S K Mendon
3811	Jennifer
3812	Anais
3813	Amanda Floyd
3814	Christa Meyers
3815	Sith Coffey
3816	Sheryl Gail Becker
3817	Edward Markushewski
3818	Cheryl Nolan
3819	Seth Coffey
3820	Pamela Alvesteffer
3821	Anne-Marie Pastor
3822	Judy Gregory
3823	Bridgette Guin
3824	Suzanne Torkar
3825	Marlene Phelan
3826	Barbara Siegrist
3827	Craig Lee Asbury



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Ipswich City Council

3828	Rebecca Oberlin	
3829	Robert Honish	
3830	Regina B	
3831	Linda Allen	
3832	Henen Freedman	
3833	Joyce Bohren	
3834	Rosaly Lok	
3835	Dawn Allen	
3836	Linda Mari	
3837	Adrienne Bellovin	
3838	Jane Foley	
3839	Petra Zipp	
3840	Melinda G Judge	
3841	Kenneth Stanek	
3842	Sandra Materi	
3843	Nicole Mikals	
3844	Pam Radford	
3845	R Malhotra	
3846	Alexandra Kleanthous	
3847	Betty Piekarewicz	
3848	Melody D Brumley	
3849	Catherine Nelson	
3850	Joanne DeHart	
3851	Donna Smalley	
3852	Kate Frangos	
3853	Catherine	
3854	Maria	
3855	Callie	



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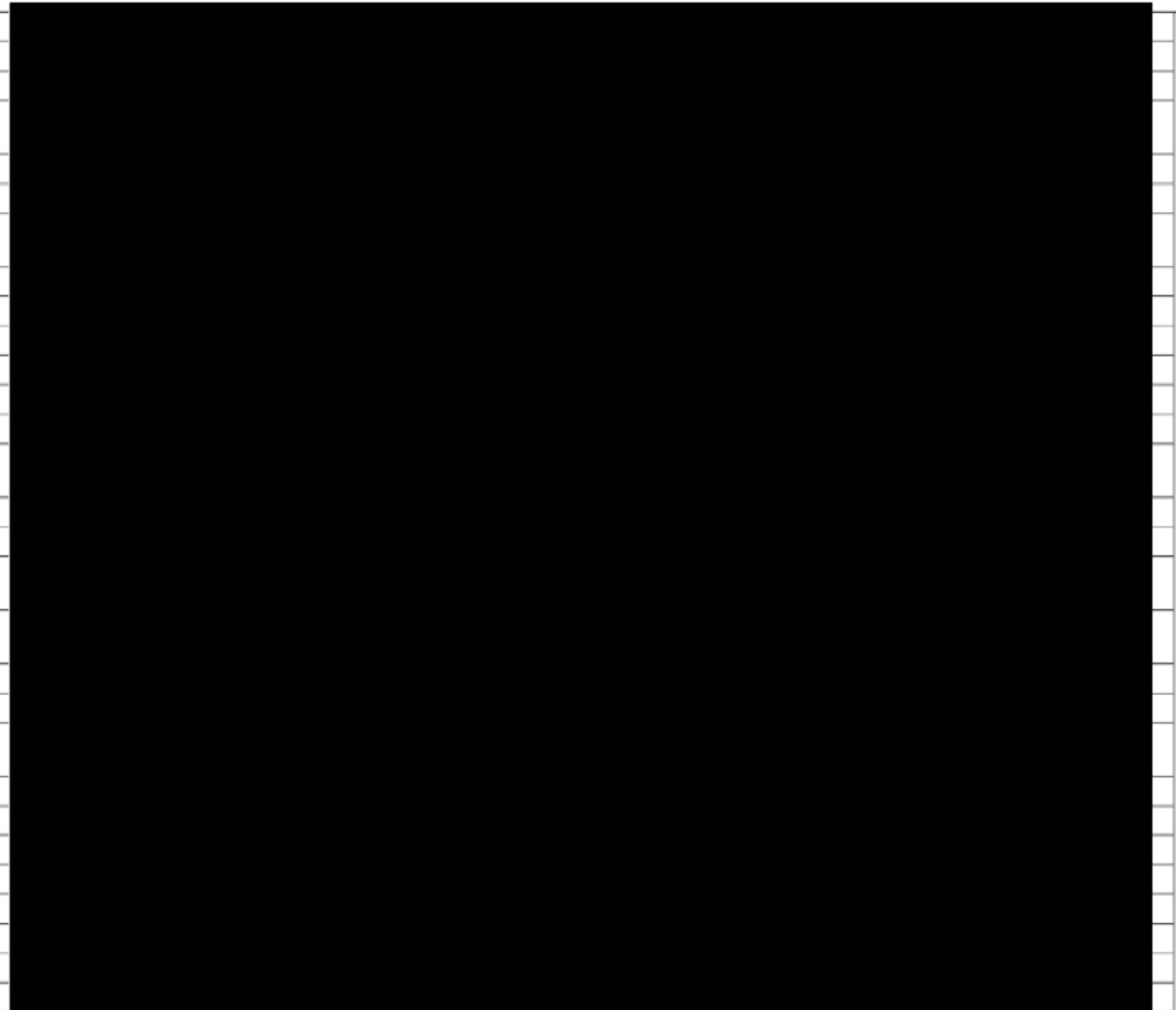
Ipswich City Council

3856	Anne M Mocella	
3857	Fiona Macleod	
3858	Sandy Rummell	
3859	Sarah Rose	
3860	Judy Ristow	
3861	Cindra B Broenner	
3862	Hugh D Jones/Stephen Watson	
3863	Mary E Heifner	
3864	Joan R Porter	
3865	Derek Bruce	
3866	Jude Farrell Patton	
3867	Sharon McNamara	
3868	Christine Cramp	
3869	Maria Dreina	
3870	Krista Taylor	
3871	Linda Cabanban	
3872	S Williams	
3873	A D Clayton	
3874	Rita Meuer	
3875	Christine Cramp	
3876	Kim	
3877	Nikki Greve	
3878	Ann Montague	
3879	Benchetrit	
3880	Tabitha	
3881	Nicola Ross	
3882	Penny Dorfman	

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3883	LJ Harris
3884	Michelle Gorton
3885	Corinne Estelle Ferre
3886	Karen Rosenfeld
3887	Sandra Greenblatt
3888	Sarah Elizabeth McGee
3889	Susan Rowley
3890	Paola Ceccarani
3891	Logan T Sounder
3892	Margo Milne
3893	Anna Lukaszewicz
3894	Florbela Ferreira
3895	Lilah Mooney
3896	Sandra Dobler
3897	Heidi Siebens
3898	Erica Rotelli
3899	Yulia Du Meyns
3900	Tamara
3901	Greta Bemiller
3902	Irene Roos
3903	Justine Lakin
3904	Jesn Ogorzaly
3905	Stacey Barnden
3906	Myrian Monnet
3907	Sharon Steinbacher
3908	La Vaughn Standridge
3909	Elzbieta Tomczyk
3910	Colleen Lobel
3911	Priscilla Zytkowicz



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Ipswich City Council		
3912	Michael Belli	
3913	Alex	
3914	Sallie Graham	
3915	Richard Peterson	
3916	Susan Hawkins	
3917	Amanda	
3918	Gerri Petersen	
3919	D Holland	
3920	Joyce Coogan	
3921	Monica Odgers	
3922	Bernadette Chartier	
3923	Thierry Chartier	
3924	Sue Price	
3925	Bev Calvert	
3926	Michael Hayden	
3927	Sybil Ortego	
3928	Kay	
3929	Darcy Flynn	
3930	Mary Ragsdale	
3931	Lynne Williams	
3932	Hollie Fox	
3933	Andrea Wasserman	
3934	Jill Kortright	
3935	Elida MacDonald	
3936	Michele Parks	

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3937	Peter Gamble		
3938	Terri David		
3939	Stephanie Mory		
3940	Helen Ward		
3941	Cynthiua Hobgood		
3942	Lisa Holland		
3943	Irene Lopez		
3944	Mary Pat Wylie		
3945	Kathleen Caldwell		
3946	Chris Silcox		
3947	Margaret Law		
3948	Lucille Greller		
3949	V Questar		
3950	Deborah Coviello		
3951	David Cotner		
3952	Antoninette Walker		
3953	Sonya Sahagian		
3954	Paula Edwards		
3955	Lynda Farrell MD		
3956	Marta McCracken		
3957	Karen Mansbridge		
3958	Michelle N		
3959	Kim Bywater		
3960	Marion Moore		
3961	Kathy Govreau		
3962	Mark Henry		
3963	Diana Kliche		

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Ipswich City Council

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Ipswich City Council

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3992	Claire Marsden	
3993	Tina Gorskey	
3994	Laurie Sauer	
3995	Connie Lynn Hart	
3996	Ruth Serra-Cain	
3997	Kathy Harrington	
3998	Constance Parry	
3999	Roxanne Lee Huffman	
4000	Jenice Minamide	
4001	Steve Hoag	
4002	Vivianne Nyssen	
4003	Miriam	
4004	Sherrill Futrell	
4005	Pamela Smith	
4006	Paul Komishock Jr	
4007	Regina E Reich	
4008	Gwen Vonk	
4009	James C Wright	
4010	William T Wondolowski	
4011	Theresa Scherf	
4012	Esther Garvett	
4013	Dee Sifuentes	
4014	Roxana Huggins	
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4017	Eric Fournier	
4018	Lessli Nielsen	
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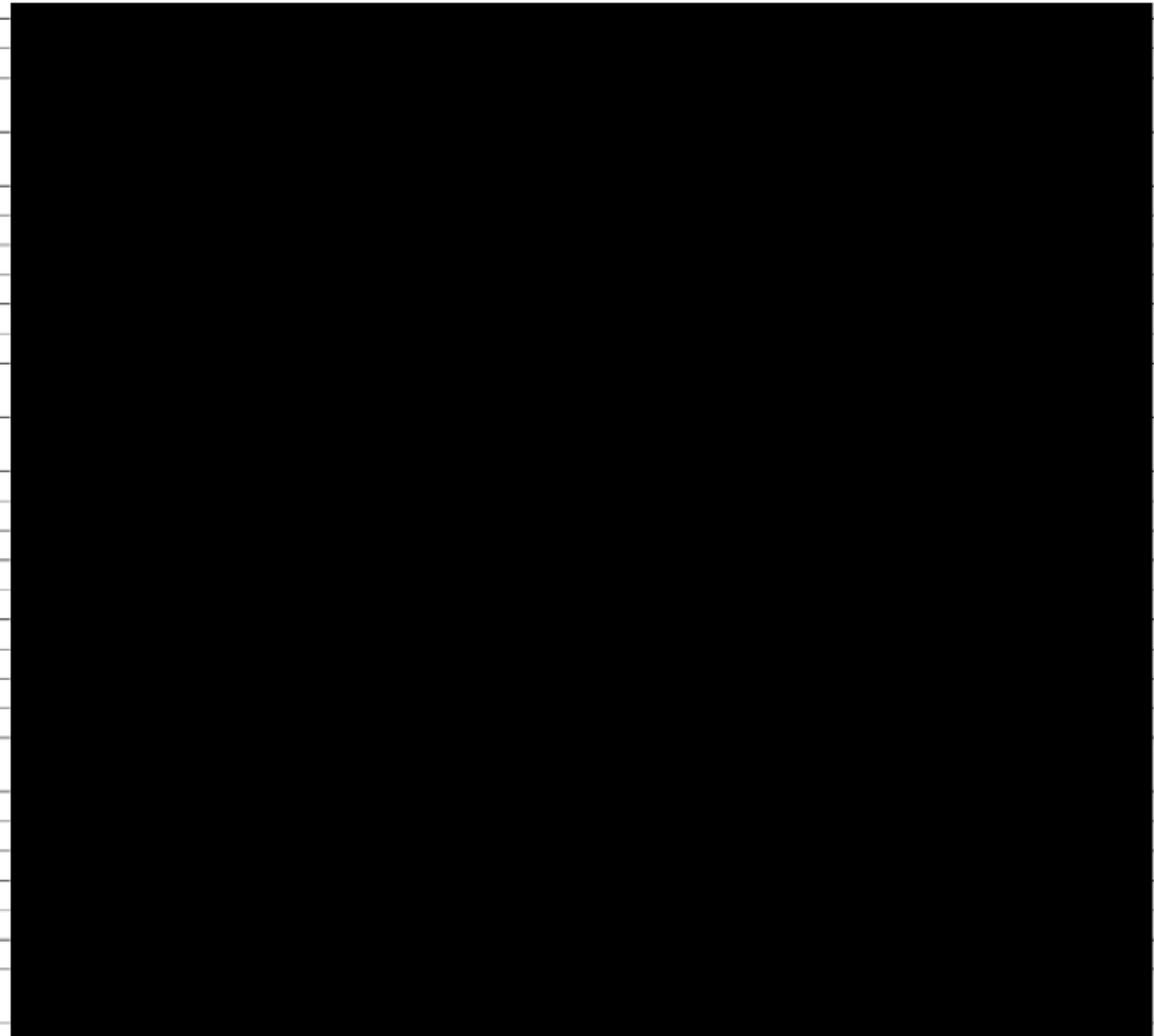
Ipswich City Council

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4026	Alexandra Hamilton	
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4048	Jennifer Goade	
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4050	Heather Dowling	
4051	Dorothea Hickey	

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Ipswich City Council

4052	Nancy Carleton
4053	Susan Wild
4054	Annette Henneau
4055	Jane Salgado
4056	Karen Bredeck
4057	Tammy Rohatynski
4058	Anna Angerer
4059	Celana Bingham
4060	Lynne Orlando
4061	Mel Calder
4062	Clare Goldspring
4063	Michelyn Martinez
4064	Sabine Studdert
4065	Greg Johnston
4066	Freya Harris
4067	Dianne Johnston
4068	Dana Thompson
4069	Brooke Liddle
4070	Susan Buckland
4071	Dennis Morton
4072	Song Kinnamon
4073	Jaclyn Phillips
4074	Sarah Smith
4075	Leigh Warren
4076	Patti Packer
4077	Anette Ready
4078	Annette & Chris Schnack
4079	Barbara Tait
4080	Helena Mancip





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Ipswich City Council

4081	Maria Tobin		
4082	Deborah G Williams		
4083	Ann Borg		
4084	Kimberly A Walker		
4085	Jill Mossman		
4086	Gerald Karlovitz		
4087	Jennifer L DiMarco		
4088	Maree D Sulter		
4089	Kelly Christian		
4090	Tracy McLarnon		
4091	Diana Pettersen		
4092	Kathy L Jones		
4093	Lorraine James		
4094	Deborah Efron		
4095	Donna Greenwell		
4096	Bill Carson		
4097	Kathy Harris		
4098	Alice Hassel		
4099	Robert Jansen		
4100	Kathleen Eaton		
4101	Samuel Eaton		
4102	Coral B Anderson		
4103	Susan Carpenter		
4104	Janet Lagden		
4105	Valdyne Viers		
4106	James Kenneth Roberts		
4107	Carol Anderson		
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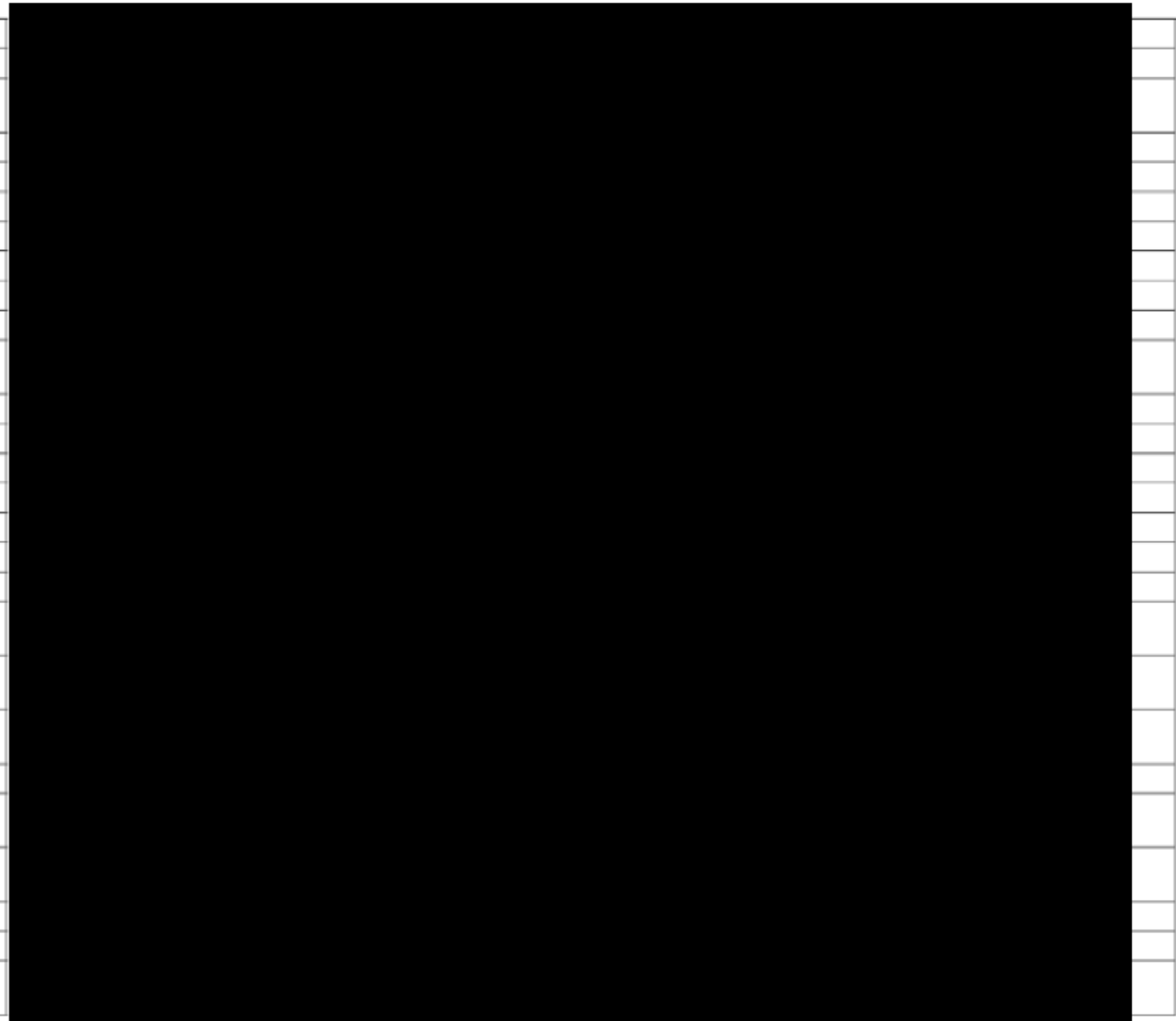
Ipswich City Council

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4121	Kathleen Phillips
4122	Denise Lenardson
4123	Petra Jones
4124	Barbara J Lindsey
4125	Magdalena Garcia Perez
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4138	Linda Packer

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4140	Trudy Hill
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4142	Karen Mewett
4143	Jeanette Holmgren
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4153	Judith Reed
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4156	Clarissa Wilson
4157	Francoise Gil
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4159	Stanage Elling
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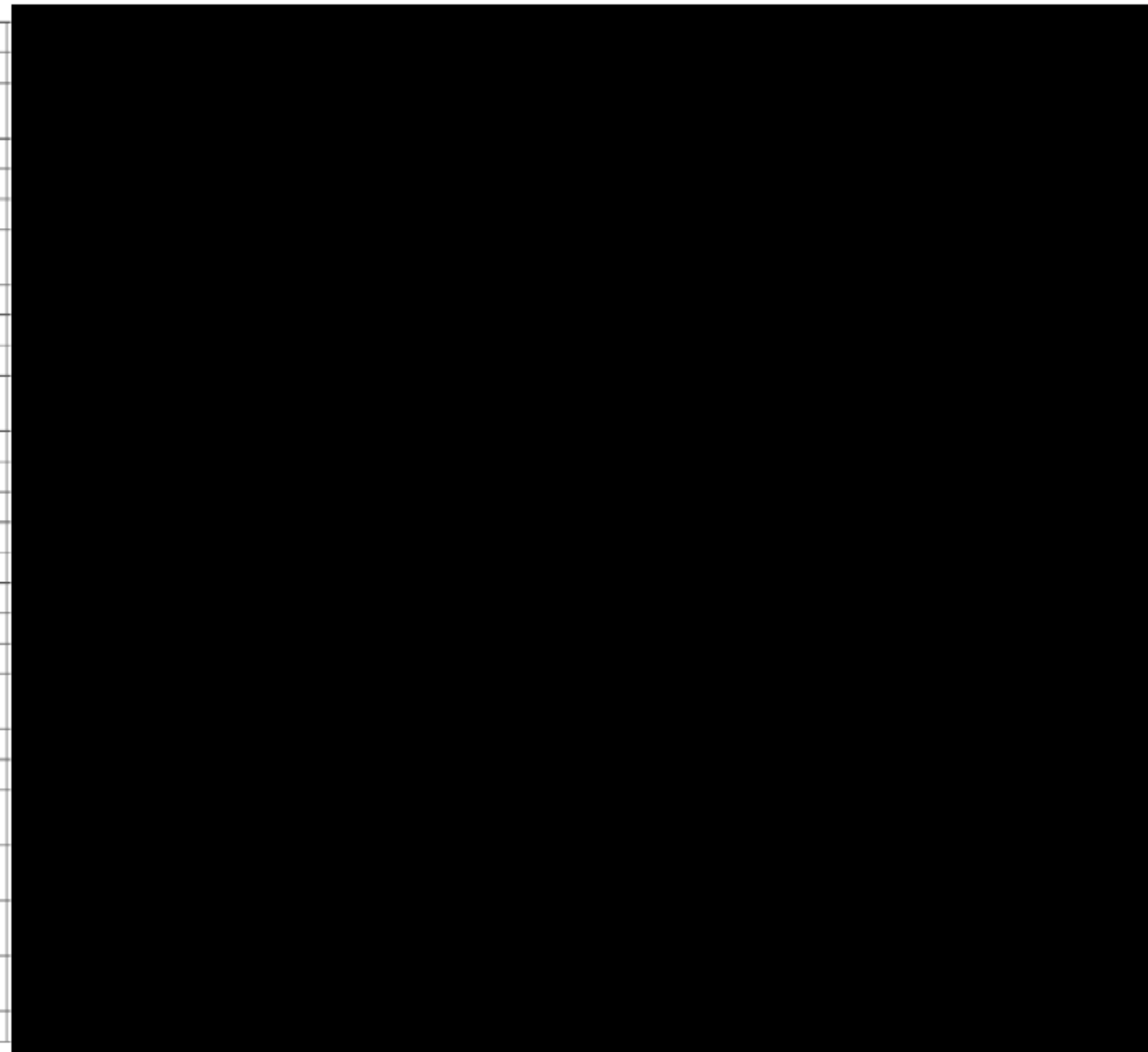
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4173	Joanne Hinkson	
4174	Glen Philpott	
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4191	Arlene Schatz	
4192	Marna Rusher	
4193	Michele Nihipali	
4194	Robyn Gibbs	

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Ipswich City Council

4195	Marci De Sart
4196	Linda Stuart
4197	Deborah Mitchell Thain
4198	Cindy Klinger
4199	Ros Gladman
4200	Theresa Wheeler
4201	Pat Daley
4202	Francoise Etourneaud
4203	Laurice Helmer
4204	Moir K Timms
4205	Jim Malone
4206	Ericka Abrams
4207	Jenniferlietka
4208	Brenda J Robinson
4209	Rosa Blanckaerts
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4213	Patricia Mitchell
4214	Jacqueline Rule
4215	Ginny Gonell
4216	Elizabeth Lowrance
4217	Paulette Fay
4218	Debbie Efron
4219	Pam
4220	Pulette Fay
4221	Herb Lowrance



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Ipswich City Council		
4222	Marie Claire Sadien	
4223	Patricia Nick	
4224	Nancy Estensen	
4225	Marilyn J Sergent	
4226	Debbie Bonnet	
4227	Michelle Collar	
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4232	Meg Massaro	
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4234	Cara Ammon	
4235	Ashlee Jones	
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4237	Christina Jury	
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4239	Judy Holmes	
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4243	Stanley Hutchison	
4244	Katarina Spelter	
4245	Nina	
4246	Phil James	
4247	Mathilde Majchrzak	
4248	Dene Crystal	
4249	Kristin Palmer	
4250	Sherry McCullough	

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Ipswich City Council

4251	Sam Newman	
4252	Sara Carroll	
4253	Anna Le Gal	
4254	Gloria Cameron	
4255	Roth Woods	
4256	Jane Grove	
4257	Jacquelyn Scioscia	
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4269	Orvan M Gullett	
4270	Phillip Anderton	
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4273	August Allen	
4274	Ann Dixon	
4275	Jennifer Degerolamo	
4276	Zorina Weber	

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4297	Sarah McGee		
4298	Sharon Hughes		
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4300	Steven Pierce		
4301	Gabrielle Caporaso		



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Ipswich City Council

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4303	Gerolynn Laukevicz	
4304	Scott Lutwyche	
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4320	Matthew	
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4322	Nezhat Taba	
4323	Celeste Manwaring	
4324	GJ	
4325	Tanya Graham	
4326	Annita Halladay	
4327	Maya Gibson	
4328	Nina Moltter	

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Ipswich City Council

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4332	Sue Jama		
4333	Mary Jeffrey		
4334	Delta Brown		
4335	Marion Glass		
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4337	Gordon Elkington		
4338	Carel Lucas		
4339	Gabriela Moras		
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4354	Leisa Lloyd		
4355	Riya		
4356	Josie		
4357	Sheir Quirk		
4358	Daryl Butler		

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4359	Julie Taylor
4360	Anne Carmichael
4361	Emily Banks
4362	Italia
4363	Peter Kevin
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4373	Niki
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4379	Ethan McArthur
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4381	Louise Shoveller
4382	Toby
4383	Lockie Ring
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4386	Aleisha Groth

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Ipswich City Council		
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4388	Bailey McNamara	
4389	Geraldine Hewitt	
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4412	Joan Lewis	
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4414	Samantha Davernport	
4415	Kelli Bain	

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4416	Ali Mayfield
4417	Conor Downes
4418	Kestrel Owens
4419	Sarah Johnson
4420	Hema Berggren
4421	Brianna Gillies
4422	Leilani Westland
4423	Diane Oberholzer
4424	Tahlia Wallis
4425	Penny
4426	Sherry Arts
4427	Leisa Thornley
4428	Branavie Ranjith
4429	Amy
4430	Sophie
4431	Charlotte O'Hare
4432	Danielle
4433	Andi Vendy
4434	Brianna
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4438	Sam Taylor
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4440	Irene Geels
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4444	Melanie Pino-Elliott
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4446	James Mills
4447	Kendi

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Ipswich City Council

4448	Nicole Curtis
4449	Georgia Homer
4450	David Bacatan
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4452	Sally Griffin
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4459	Timothy Dunn
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4466	Dani McCormick
4467	Taylor McEvoy
4468	Janet Forman
4469	Zoe
4470	Rick A Vayo
4471	Cheryl Watt
4472	Ilana Rudaizky

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4473	Amy Moran
4474	Mercedes
4475	Mandy Allen
4476	S. Svendsen
4477	Michelle Porter
4478	Sarah Loreen Bell
4479	Brittany
4480	Kearan Marsh
4481	Jess Menzel
4482	Maxine Jones
4483	Allie Gelfond
4484	Sal Keith
4485	Nathalie
4486	Lynette Coxeter
4487	Jo
4488	Edward Bradley
4489	Wyn Burton
4490	Hunter Brookes
4491	Trine Frostrud
4492	Debbie Davis
4493	Jennifer Cunningham
4494	Nikki Davis
4495	Jenny Hughes
4496	Nicola
4497	Fernando Lopes
4498	Meg White

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4499	Jac Webber
4500	Lianna
4501	Keegan Emmons
4502	Trudi Monteath
4503	Becky Schult
4504	Milly Phillips
4505	Hollie Bertram
4506	Carole Doyle
4507	Laura Slade
4508	Jo Gibson
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4510	Siri Seng
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4522	Kara Weston
4523	Mel Burnet
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4525	Joyce Sanz-Freilich



Ipswich City Council

4526	Jen
4527	Katie O'Halloran
4528	Janine Bevan
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4531	Zhena Borg
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4533	Cassandra Dalton
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4535	Carol Edwards
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4540	Matt Hawkins
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4543	Ana Shah
4544	Isabelle Vignes Quijal
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4546	Linda Marie Gilbert
4547	Mitchell Harland
4548	Nicolette Easey
4549	Talia Maxwell
4550	Charlene Crystal
4551	Danielle Winder

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Ipswich City Council

4552	Toby Bell-Ramm
4553	Denise Elphick
4554	Sue
4555	Lauren
4556	Hollie
4557	Debby Peine
4558	Layla
4559	Janine Douglas
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4563	Grace Maynard
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4566	Maria Liebert
4567	Kathleen Scanlon
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4570	Lauren
4571	Kellyn Lindemann
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4574	Annette Dawson
4575	Sarah Moffitt

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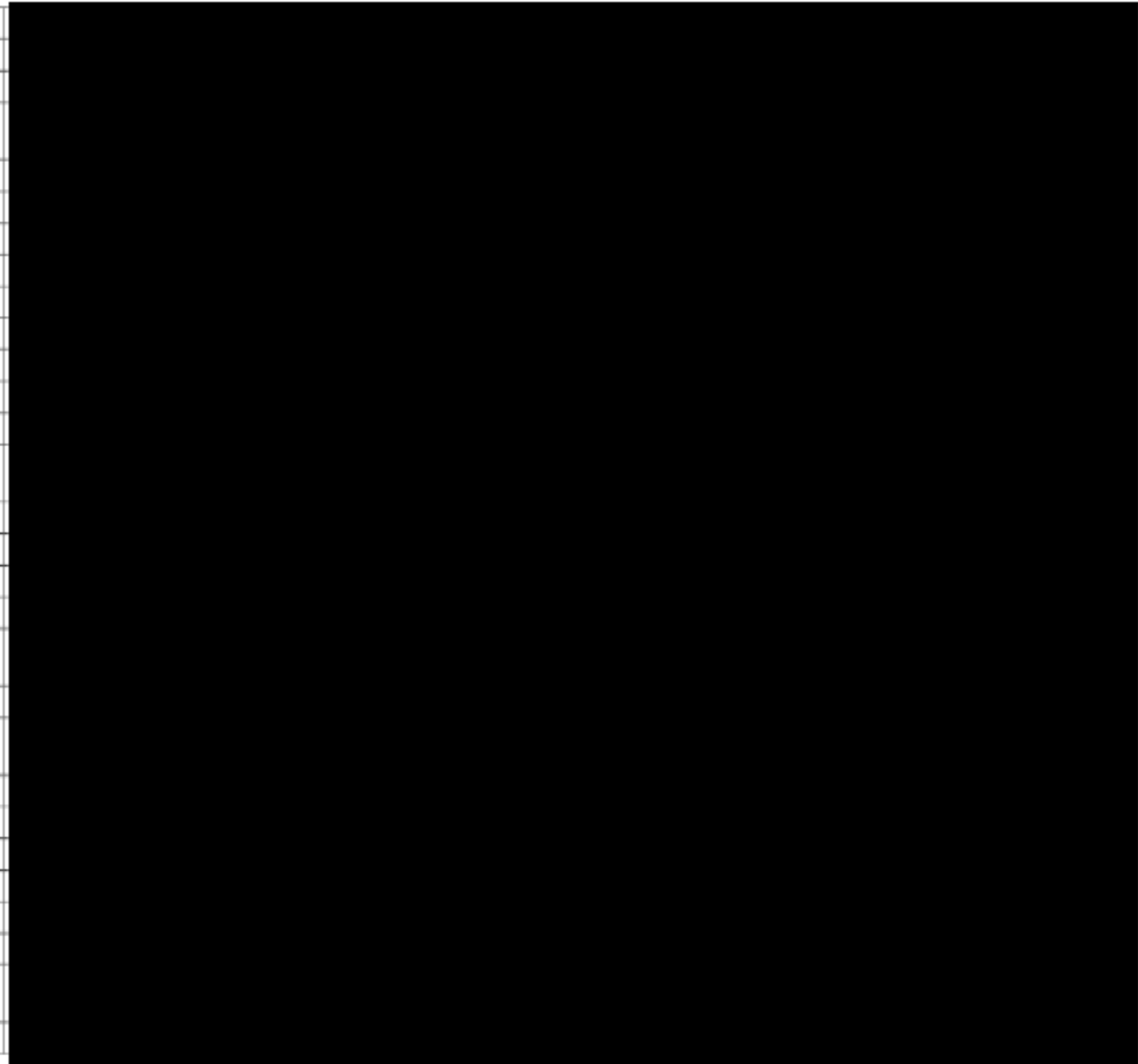
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4622	Andre Meaux	
4623	Tana Ford	
4624	Jucara Serafim	
4625	Kristie Abela	
4626	Debra DeFurio	
4627	Deb Propp	

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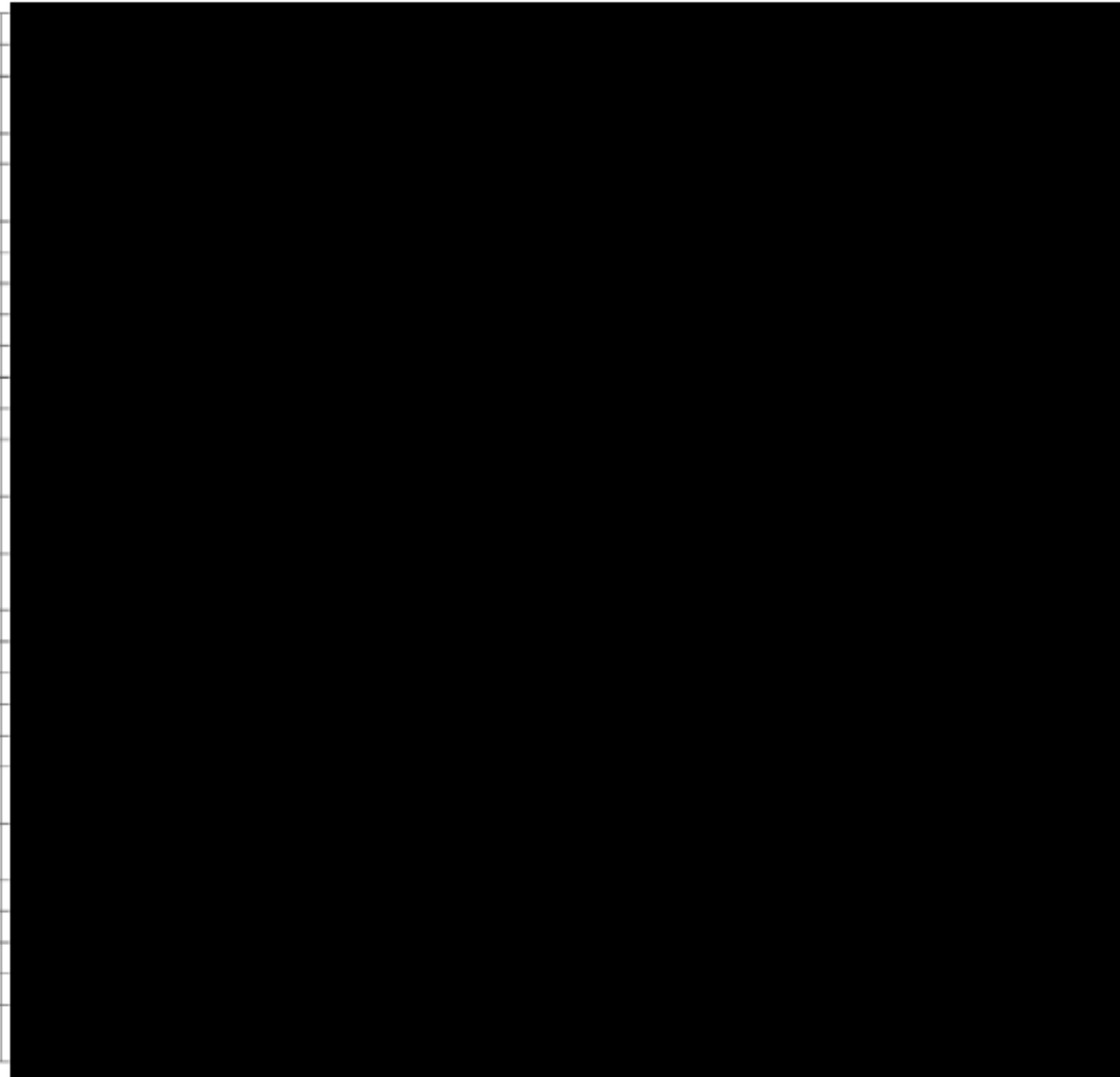
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4636	Marlene Boreham
4637	Tahnee Barnes
4638	Kate Cox
4639	Lissett Moraguez
4640	Lyndel Arnett
4641	priscilla littmoden
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4643	Laurie Denis
4644	Sophie Firth
4645	Hanlie Theron
4646	Eugene Stadnichenko
4647	Catherine Wolfe
4648	Lauren Camilleri
4649	Martin Du Plessis
4650	Lori Rosas
4651	Ann Hallmark
4652	Sian Littledale
4653	Momo
4654	Kia
4655	Tracy Davies
4656	Chantal Buslot



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Ipswich City Council

4657	Nathan Smith
4658	viviane vanbuggenhout
4659	Una Ramsey
4660	Regina Toledo
4661	Nadine Littledale
4662	Suzanne Politis
4663	Andy Pollard
4664	Tara Warfield
4665	Laraine
4666	Nathan Smith
4667	Suzanne Lenton
4668	Christine Adams
4669	Valerie Lecourt Lecourt
4670	Maddalena Easterbrook
4671	Marlena Griggs
4672	Tracy Barrett
4673	Robyn Fairfax-Ross
4674	Karen Goldspink
4675	Kerri Klumpp
4676	Ruth Bird
4677	Karly
4678	Heather Rudin
4679	Bianca Deguara
4680	Lucy Sladic
4681	Kathryn
4682	Rachel Roe
4683	Federica Ioli



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4684	Tayla Robertson
4685	Michelle Kohler
4686	Joshua Nix
4687	Anna Gorman
4688	Mary Lord
4689	Jordan Miles
4690	Morgan Angland
4691	Victoria Saville
4692	John Romanin
4693	Michael McDonnell
4694	Henriette Doeland
4695	Catherine
4696	Ruth Lester-Scott
4697	Elli Woodman
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4701	Emma Neilson
4702	Melinda K Brennan
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4704	Bee
4705	Ann Bullen
4706	Angela Dean
4707	Sharmanee

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Ipswich City Council

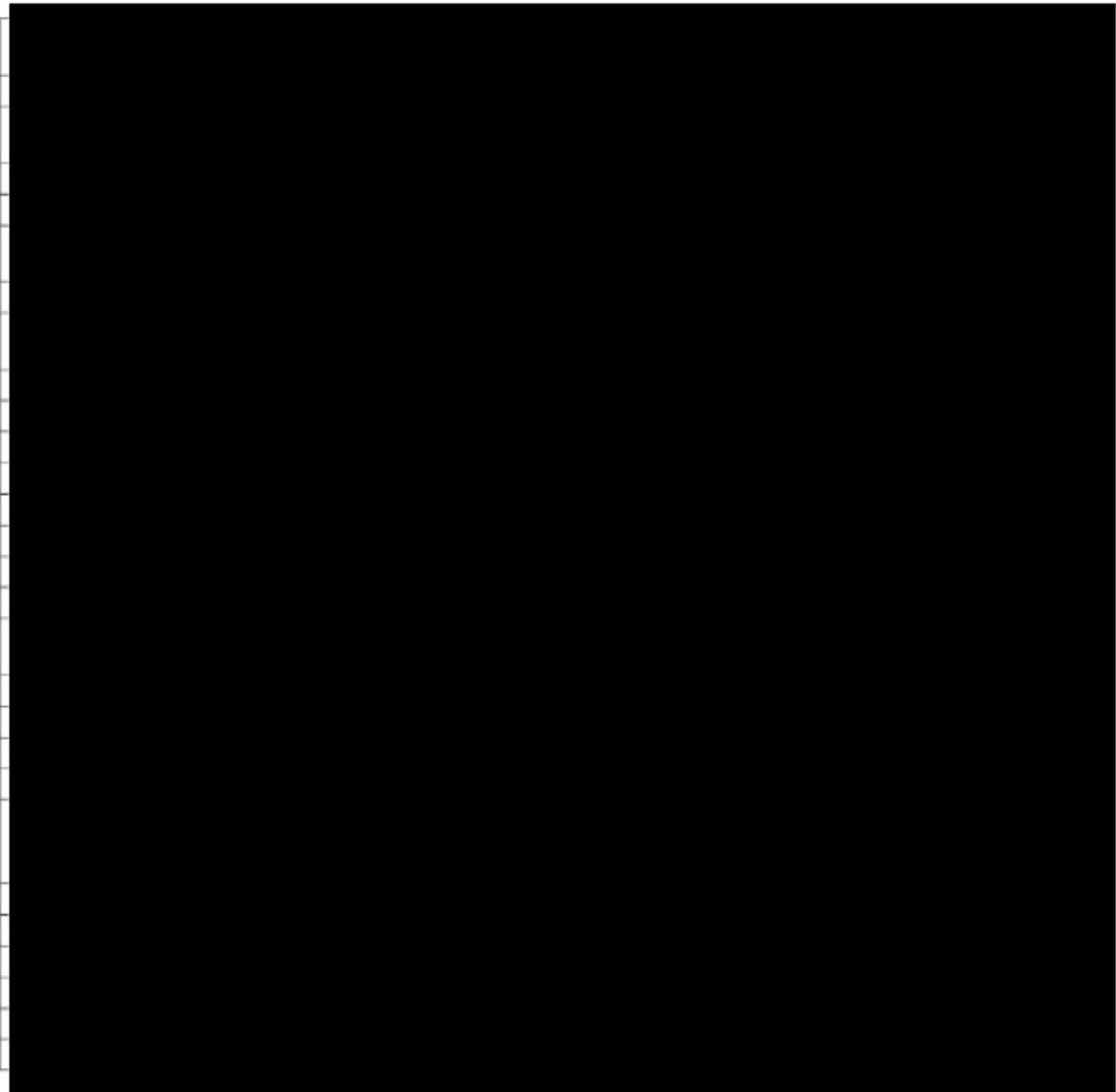
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4716	Carrie Hoover
4717	Shaunagh Wood
4718	Colleen Schneider
4719	Paul O'Doherty
4720	Leiba Harracksingh
4721	Tara Cross
4722	Shay
4723	Liana Ettridge
4724	Veronique Aline Weinman
4725	Beth Hummerston
4726	Vanessa
4727	Ann-Louise Stewart
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4730	Katie Etchison
4731	Phil Trovato



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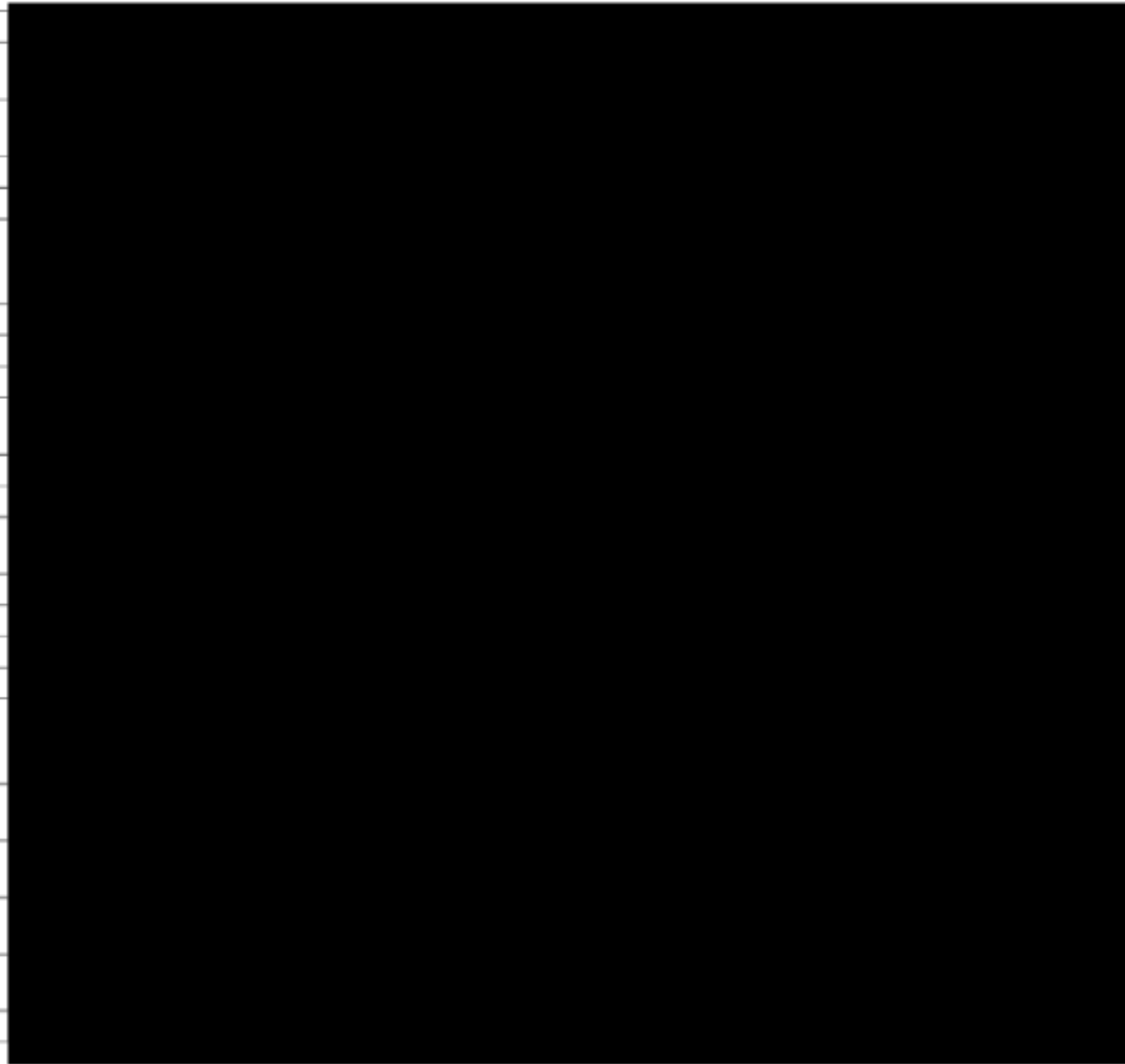
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4741	Peter Hayllar
4742	Jacqui Thomson
4743	Zsuzsanna Zöldi
4744	Miranda Webster
4745	Vicki Tiernan
4746	Renecca Byrne
4747	Jelica Roland
4748	Evelyne Barthélemy
4749	Chris Youl
4750	Simon McKenzie
4751	Ginny Gonell
4752	Ritu Naithani
4753	Mary Harkin
4754	Vanessa Toy
4755	Caroline Williams
4756	Sylvie Auger
4757	Ron McGill
4758	W. Clark
4759	Hayley Clarke



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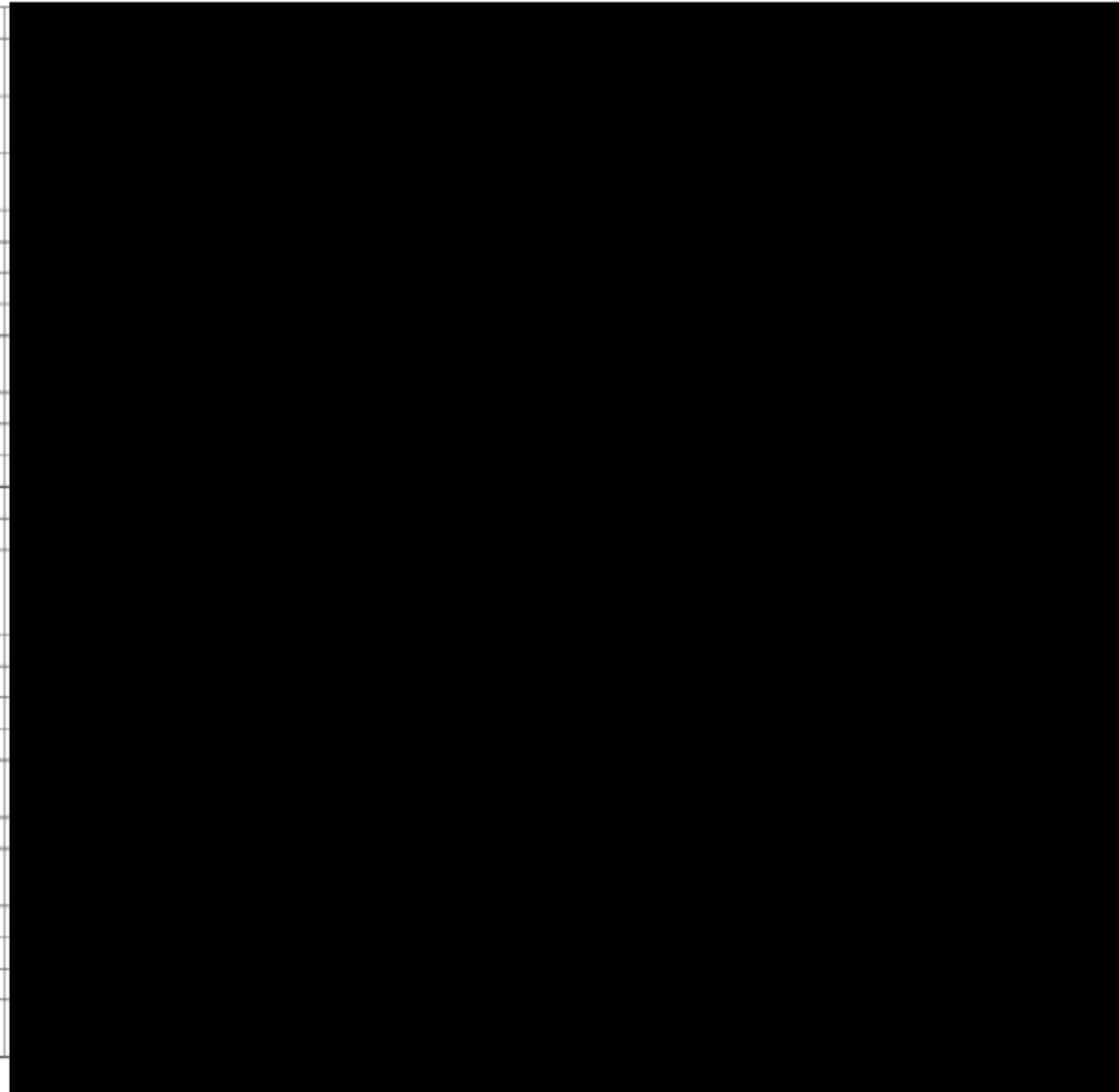
4760	Jeremy Luke Johnson
4761	Victoria Jepson
4762	Liliana Isella
4763	Nati
4764	Dawn Waterman
4765	Brenda Deguara
4766	Gerald Hallead
4767	Jennifer Quednau-Warden
4768	Galina Haunschild
4769	Herbert Staniek
4770	Gun-Britt Barkman
4771	Lynette Beacham
4772	Carmen hollandier
4773	Evangelina Guzman
4774	Sonia
4775	Mary Goetz
4776	Bruno Hurel
4777	Judith Harris
4778	Jennifer Visentin
4779	Spiroulla Neocleous
4780	Stephanie Soscia
4781	Charlotte Crisp



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4782	Robert Nobrega
4783	Christopher Carbone
4784	Joelene
4785	Maria Salvo Alcaraz
4786	Sophie Roppolo
4787	Marlene Barrett
4788	Miyuki Yoshimura
4789	Charlie Cranswick
4790	Catherine Goodall
4791	Alexandra Van Dijk
4792	Johan Van Dijk
4793	Angela
4794	Yvonne Stokes
4795	Michelle Cullen
4796	Mafalda Castro
4797	Rachel Monaghan
4798	Stephanie
4799	Isabel Hooper
4800	Chris McCosker
4801	Elaine Barrenger
4802	Schweri
4803	Rebecca Bodey
4804	Zanna Carr
4805	Alison Glover
4806	Debra Reble
4807	Wendy Smith



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4808	Claire Carkeet
4809	Tania S
4810	Cornelius Giccanto
4811	Phoebe Angelica
4812	georgia latham
4813	Siobhan Macdonald
4814	Helinä Lehtinen
4815	Michele Busato
4816	Belinda Evernden
4817	Renae Burt
4818	Jacqui Tzefronis
4819	Lauren
4820	Hamish Spiers
4821	Amanda Peters
4822	Karla
4823	Wilkins Bernadette
4824	April Sheather
4825	Kaylee
4826	Andrew Ingleby
4827	Catherine Halligan-Jolly
4828	Kerry Hogan
4829	Joanna Ingleby
4830	Emilija Doneva
4831	Charles Davis
4832	Christine Askew
4833	Jennifer Margaret Goodall

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4834	Evie
4835	Chantal Himmelmann
4836	Dianna Carpenter
4837	Carolina
4838	Bronwyn Liebke
4839	Bronwyn Hooper
4840	Sarah
4841	Jessica McEwan
4842	Marcela
4843	Jodie Callcott
4844	Khai Hang
4845	Carla Lavery
4846	Maria
4847	Tash Lancaster
4848	Linda Hawkins
4849	Kellie Mastro-Nardi
4850	Clio Mossali
4851	Melissa McLelland
4852	Susan DeMone
4853	Jason Kemmis
4854	Rachel Metcalf
4855	Indrani Bose
4856	Barbara Burton
4857	Hof Annette
4858	Belinda Morris
4859	Belle Kemmis
4860	Xanthe Moore
4861	Michelle Hylan
4862	Anne Tracey

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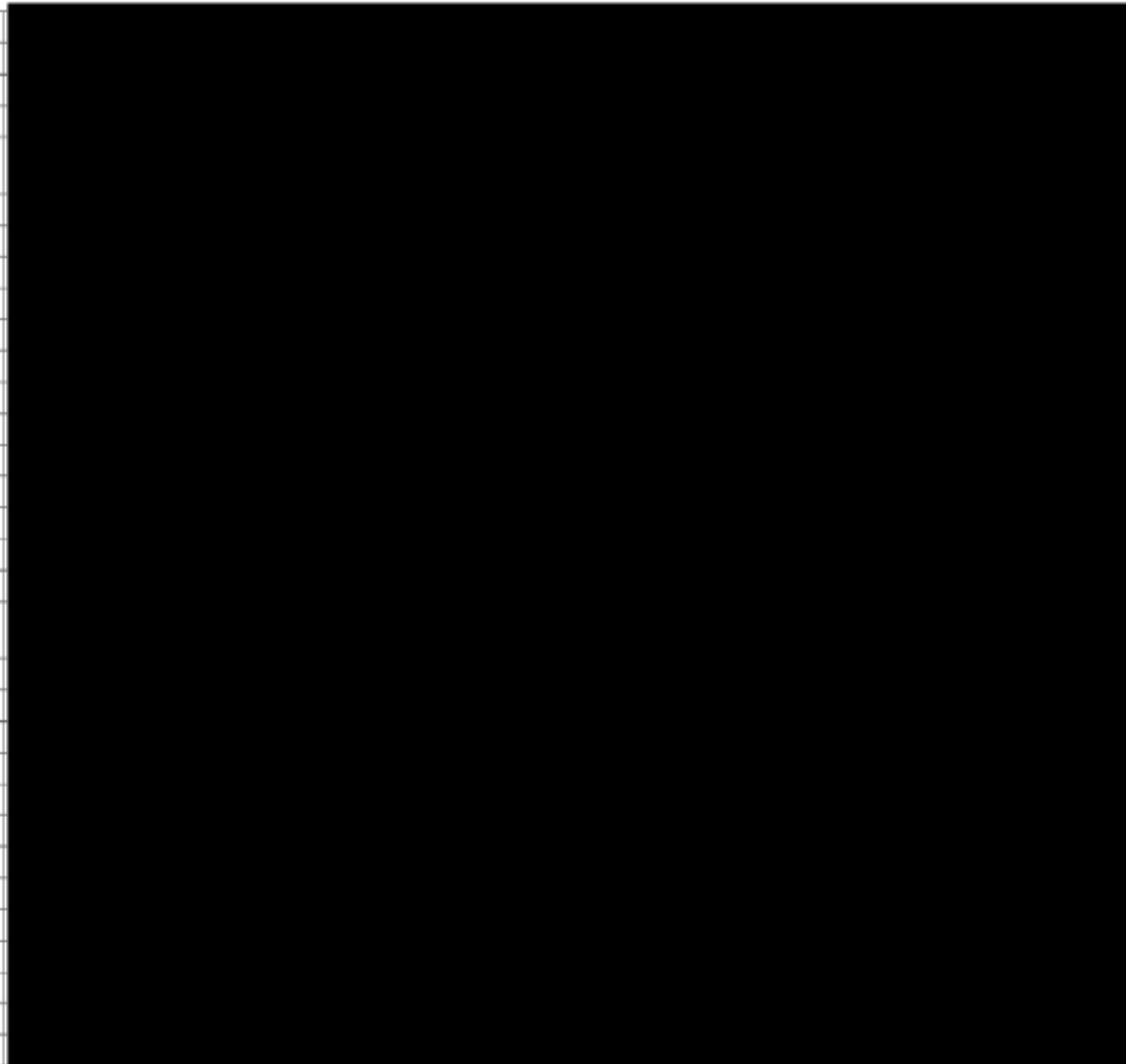
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4863	Gill Houghton
4864	Pamela McWilliams
4865	Franca Zambe
4866	Apeil
4867	Jordan Clayton-Nelson
4868	Hayley Young
4869	Jessie Hogan
4870	Rhyanon Studdert
4871	Nyssa
4872	Laura Jaburek
4873	Caitlin
4874	Katie Barr
4875	Nola MacGregor
4876	Zsuzsanna Zöldi
4877	Phil Cornelius
4878	Matthew Dawson
4879	Julie Whitecross
4880	Stephanie Tapply
4881	Jo Taylor
4882	Monika Sweeney
4883	Connie Nothwang
4884	Alinta Krauth
4885	Antoinette Walker
4886	Cathie Archer
4887	Marian Sorensen
4888	Steph Malcolmson

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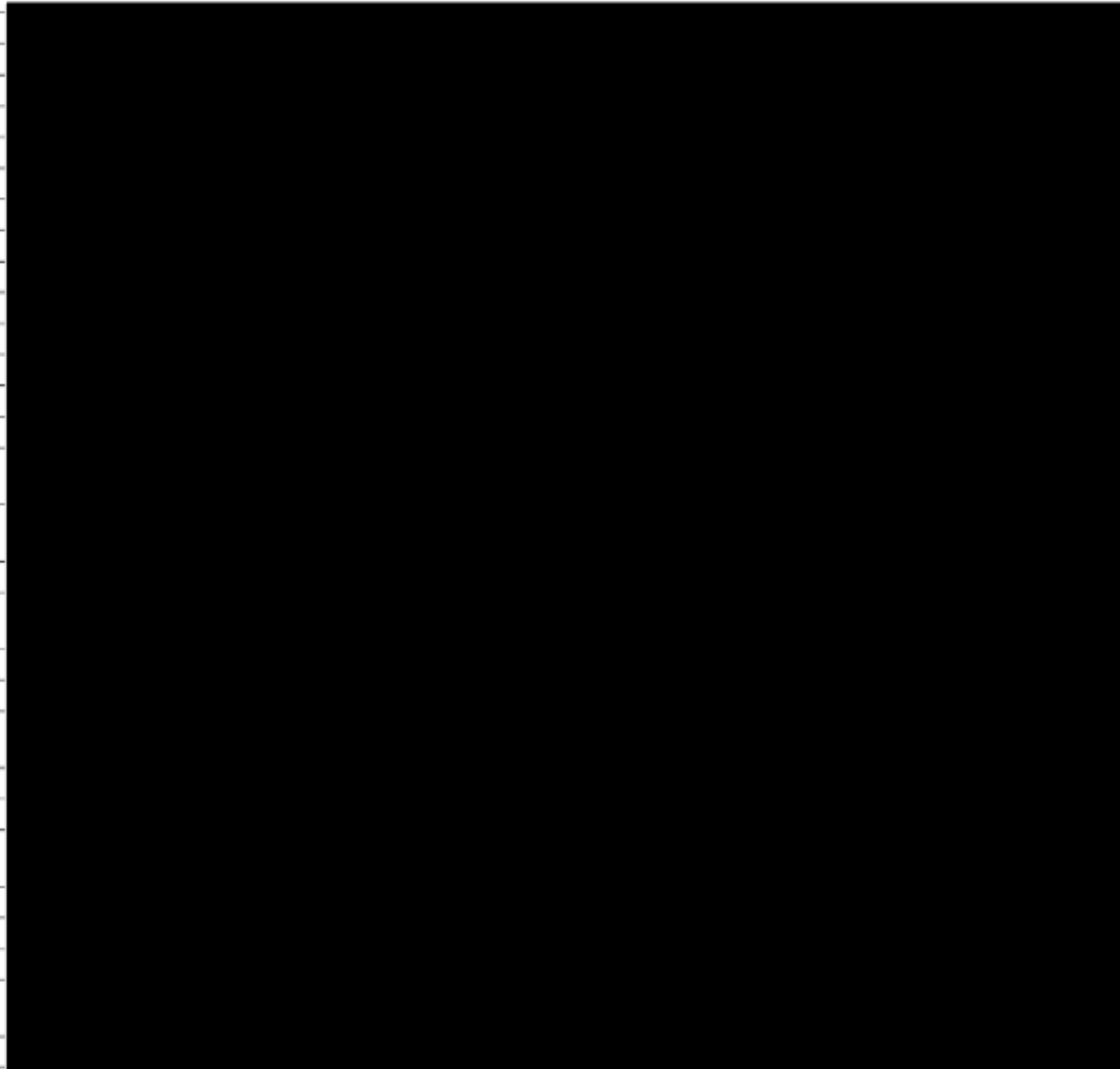
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4890	Jean Cameron
4891	Kim Cawthorn
4892	Kerri Nicholls
4893	Christy Boyle
4894	Stephanie Nunez
4895	Lynn Rohan
4896	Stephanie Nunez
4897	Mia Clifton
4898	Kris McMartin
4899	Jennie Richards
4900	Ingrid Brown
4901	Rosemary Chabowski
4902	Karen Sperotto
4903	Fahim Boulos
4904	Laura Gosney
4905	Joy Edwards
4906	Kelly Chiswick
4907	Clare Mckenna
4908	Dawn Mason-Lutsky
4909	Raleigh Koritz
4910	Raleigh Koritz
4911	Robyn Clare
4912	Sophie Buyers
4913	Silja Leskinen
4914	Louise Sweeney
4915	Mandy Cao
4916	Nicholas James
4917	Diane Smolski
4918	Courtney Cameron
4919	Julie Ruth
4920	Danielle deConge



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4921	Heather Rollinson
4922	Tony Hollander
4923	Brodie McDonald
4924	Jennifer Ruth Hollander
4925	Gerald Hallead
4926	Elizabeth Bundy
4927	Heidi Handsaker
4928	Kara Hele
4929	Lucy Ward
4930	Ben Callcott
4931	Maggie Hart
4932	Nisha Patel
4933	Sherry Weiland
4934	Robin Goldansky
4935	Valerie Paillard
4936	Juliette Lang
4937	Frances Mackiewicz
4938	Lorita L Smeltzer
4939	Deanne Hill
4940	Rob
4941	Andrea Fontani
4942	Elizabeth Murphy
4943	Susy Palou
4944	Marsha L Shehy
4945	Sarah Singer
4946	Val Wheatley
4947	Deborah Mastrandrea
4948	Woonli Khiew
4949	Tanya Manning





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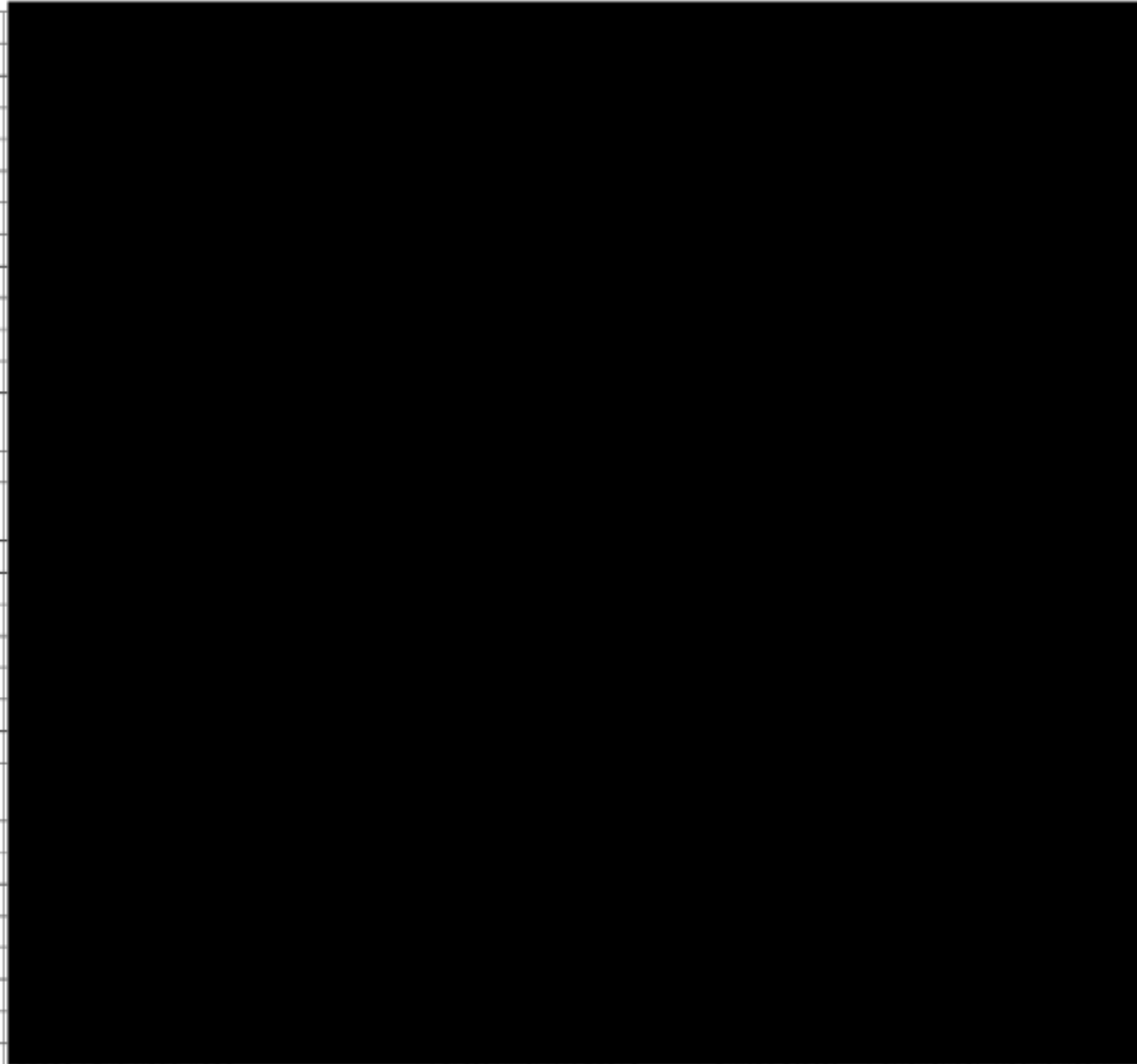
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4950	Nathalie Guyonvarch
4951	Rexhepi Ibrahim
4952	Lana Rose
4953	Nellie Worringham
4954	Grainne Burk
4955	Inez Hamilton-Smith
4956	Mel Carr
4957	Natalie O'Connor
4958	Kate Jeffrey
4959	Alba Vignolo
4960	Rhonda Keating
4961	Fiona Reid
4962	David Bates
4963	Nina Mas
4964	Peter Southam
4965	Sandi Sharp
4966	John Malone
4967	Kayne Deguara
4968	Nikki Wilson
4969	Naomi Dunston
4970	Robert Murray
4971	Lucy McLaughlin
4972	Kristy Arntz
4973	Megan Sinnett
4974	Janis Conley
4975	Elizabeth Taylor
4976	Penny Hanton
4977	Amanda Holly
4978	Christine McLellan

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4979	Gail Slocombe
4980	Joan Sweeney
4981	Baxter Powell
4982	Tanya Powell
4983	Kerry May
4984	Bruce Douglas
4985	Craig Powell
4986	Pat Sweeney
4987	Frances Memory
4988	Deborah Cannon
4989	Eleanor Memory
4990	Lynne Morton
4991	Evelyn Runer
4992	Jo Cole
4993	Lisa Scharin
4994	Rachel Lines
4995	Pam Wilbourn
4996	Tracy Harris
4997	John Papanidis
4998	Matthias Engelbrecht
4999	Michelle Buysen
5000	Nicole Butcher
5001	Julie Taylor
5002	Susan Streat
5003	Kirsty Baldock
5004	Thomas DuBois
5005	Kelly Ingram
5006	Amanda Pahn
5007	Margaret McMellon
5008	Anne Grice
5009	Arlene Zuckerman



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5010	Leanne Hoban
5011	Michelle Hayward
5012	Sarah Bolter
5013	Gwyn Low
5014	Lesley Mills
5015	Colin Lindsell
5016	sonia
5017	rosa blanckaerts
5018	Louise Badhni
5019	Glenn & Andrea Stephens
5020	Sarah Catania
5021	Catherine Durrington
5022	Bonnie Hummel
5023	Susan Jeanette McMahon
5024	Jonathan Cent

Our Reference 2129/2023/MCU:BO  
Contact Officer Blake O'Neill  
Telephone 07 3810 6554



STATEMENT OF REASONS  
(Notice about the decision given under section 63(4) of the *Planning Act 2016*)

APPLICANT DETAILS

Applicant name: Snow Catton Pty Ltd

APPLICATION DETAILS

Application number: 2129/2023/MCU  
Application type: Material Change of Use  
Approval sought: Development Permit  
Description of proposed development: Material Change of Use - Intensive Animal Husbandry (Greyhound Dog Breeding and Training Facility)  
Level of Assessment: Impact

SITE DETAILS

Street address: 763 Ipswich Boonah Road, PURGA QLD 4306  
Real property description: Lot 177 SP 109177

DECISION

Date of decision: TBD  
Decision: Approved in full with conditions  
Decision Authority: Full Council

1. Reasons for the Decision:

The reasons for this decision are:

- The application was properly made and followed the Development Assessment Rules in effect.
- The application was assessed against the applicable Assessment Benchmarks.
- The assessment manager, after carrying out the assessment, found that the development complied with the relevant Assessment Benchmarks applicable to the development, or resolved a conflict between the benchmarks, or resolved a conflict between the benchmarks and a referral agency's response.
- The development was not prohibited development under a categorising instrument or local categorising instrument.

2. Assessment Benchmarks

The following are the assessment benchmarks applying for this development:

Categorising Instrument	Assessment Benchmarks
<i>Planning Regulation 2017, Schedule 10</i>	Part 9, division 1 – Infrastructure Related Referrals
<i>State Planning Policy July 2017, Part E</i>	Planning for liveable communities and housing Planning for economic growth Planning for environment and heritage Planning for safety and resilience to hazards Planning for infrastructure
<i>Ipswich Planning Scheme 2006</i>	Desired Environmental Outcomes and Performance Indicators (Part 3) Rural Areas Code (Part 10, division 3 and division 5 – Rural B (Pastoral) Zone) Character Places Overlays Code (Part 11, division 3) Development Constraints Overlays Code (Part 11, division 4) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9) Local Government Infrastructure Plan (Part 13)

3. Compliance with Benchmarks

The application was found to comply with the assessment benchmarks applying to the development.

4. Relevant matters

The assessment had regard to, the following matters:

Relevant matter	Given regard to
<i>Planning Regulation 2017, s31(1)(b)</i>	(i) the strategic outcomes for the local government area stated in the planning scheme; and (ii) the purpose statement stated in the planning scheme for the zone and any overlay applying to the premises under the planning scheme; and (iii) the strategic intent and desired regional outcomes stated in the regional plan for a region; and (iv) the State Planning Policy, parts C and D; and (v) for premises designated by the Minister—the designation for the premises; and
<i>Planning Regulation 2017, s31(1)(f)</i>	any development approval for, and any lawful use of, the premises or adjacent premises; and
<i>Planning Regulation 2017, s31(1)(g)</i>	the common material.

5. Other Relevant Matters for development subject to impact assessment

In accordance with section 45(5)(b) of the Planning Act 2016 the assessment may be carried out against, or having regard to, any other relevant matter other than a person's personal circumstances, financial or otherwise. In this instance the assessment had regard to the following:

- The current relevance of the assessment benchmarks in light of changed circumstances: The Draft Ipswich Plan 2024, that completed formal public consultation in July 2023, has proposed the use to be Code Assessable; and
- Absence or mitigation of negative impacts: Amenity impacts relating to noise, odour and other matters raised in the assessment and submissions are appropriately addressed by the development and conditions of approval.

6. Matters raised in submissions for development subject to impact assessment

The following is a description of the matters raised in any submissions and how they were dealt with:

Matter raised	How matters were dealt with in reaching a decision
<p>Animal Industry/Welfare</p> <ul style="list-style-type: none"> <li>• The Greyhounds will be subject to abuse.</li> <li>• Overbreeding concerns.</li> <li>• Poor living conditions.</li> <li>• Greyhound racing funding concerns.</li> </ul>	<p>Animal welfare was the most consistent concern throughout the submissions. Due to the matters raised throughout the submissions, Council requested the Queensland Racing Integrity Commission to review the submissions summary letter and provide third-party advice/comment on relevant matters.</p> <p>The Queensland Racing and Integrity Commission provided responses to relevant matters. This response has been accepted as third-party comment (see attached Third Party Advice - Queensland Racing and Integrity Commission).</p> <p>Ipswich City Council's assessment and comment on animal welfare is limited as these matters, while important, are not assessable under the Queensland planning framework. Accordingly, reliance on such matters is regulated by the Greyhound Australasia Rules and administered by the Queensland Racing and Integrity Commission.</p>
<p>Ecological Impacts</p> <ul style="list-style-type: none"> <li>• Proximity to Koala habitat.</li> <li>• Proximity to significant flora.</li> </ul>	<p>The lot is subject to Koala Priority Area and Core Koala Habitat as per the Queensland State Government's Development Assessment Mapping System. However the assessment of impacts to the Koala is devolved to Council. The Ecological Assessment (prepared by Greentape Solutions) submitted in support of the application identifies areas of mapped Core Koala Habitat and Threatened Ecological Melaleuca irbyana (Swamp Paperbark) communities as identified in Figure x below.</p> <p>Through the assessment of the application, the applicant was requested to ensure that all facilities associated with the proposed use are located a minimum of 50m setback from Core Koala Habitat and Threatened Ecological Communities in</p>

accordance with the assessment benchmarks contained in Schedule 11, Part 2, Section 4(1)b(i) of the Planning Regulation 2017 and Environment Protection and Biodiversity Conservation Act 1999. The Ecological response to information request generally demonstrated the possibility for safe koala movement through the site by way of Koala exclusion fencing installed around all areas where greyhounds are proposed to be housed, exercised and trained; however, 'Exercise Yard 1' still remained within the 50m exclusion zone. Accordingly, the plans have been marked-up to reduce the size of 'Exercise Yard 1' to ensure compliance with this matter.

Further to the above, the Ecological Assessment states that areas of the site will be landscaped (refer image below) utilising locally endemic species to facilitate safe koala movement within the Koala Priority Area and mitigate potential impacts associated with the use. Vegetation retention, revegetation and landscaping conditions targeted to addressing this mitigation measure, have been imposed.



In relation to wastewater impacts, the overall outcomes of the Rural B Zone Code and the Overall and Specific outcomes of the Intensive Animal Husbandry Code requires detail of how waste generated by the proposed use can be adequately managed to avoid significant adverse effects on the natural environment, including contamination risks to waterways and land. Potential impacts to areas of Core Koala Habitat and the critically Endangered Threatened Ecological Communities, from increased nutrient load or change in hydraulic regime, also required consideration.

The conceptual Wastewater Washdown system and drainage plans (SMT Engineers stormwater response) indicate the separation of kennel washdown waters (with subsequent treatment through a system such as an Everard tank prior to land irrigation) from stormwater flows, which will be directed

	<p>to the existing farm dam.</p> <p>The updated Waste Management Plan JT Environmental (Rev G dated 2 August 2023) indicates that faeces will be collected up to 5 times per day and stored within dedicated bins located between Block A and Block B. Conditions have been recommended requiring an adequate waste service be provided in order to ensure waste storage does not result in nuisance odour or harbour or encourage pest/vermin.</p> <p>The proposed waste and stormwater management system does not appear to significantly alter the current hydrological and nutrient regimes affecting areas of TEC.</p> <p>A stormwater quality management condition has not been recommended. Rather a condition directing that washdown waters must not contaminate land and water, has been recommended.</p>
<p>Noise Management</p> <ul style="list-style-type: none"> <li>Proximity to existing residents will impact on amenity.</li> </ul>	<p>The Overall and Specific outcomes of the Intensive Animal Husbandry Code requires demonstration of how noise associated with the proposed use can be adequately managed to ensure that the noise amenity of nearby residential receivers will not be adversely impacted.</p> <p>The assessment manager reviewed three (3) revisions of a noise impact assessment submitted in support of the proposed use and, owing to numerous uncertainties, ambiguities, inconsistencies and concerns regarding the quality of technical reporting within all reports submitted, also sought peer review comment from a third party. The third-party review comments reiterated Council's concerns and a third further advice letter was issued 2 April 2024 incorporating these concerns.</p> <p>A fourth Noise Impact Assessment (NIA), dated 2 May 2024, was submitted to the assessment manager for review. Despite the extensive information request and response review process, several concerns remain with the fourth NIA (dated 2 May 2024), including how the proposed use could reasonably, feasibly and practically operate in accordance with the operational management measures recommended within the NIA. Of note, the NIA recommends that when wind speeds exceed 5m/s in any direction use of the training track should be prohibited and a maximum of 40 dogs should be permitted outside.</p> <p>As part of Council's assessment, a review of Amberley's meteorological conditions of (closest weather station receiver) between 9:00am and 3:00pm daily weather observations were undertaken. The Noise Impact Assessment recommendation would preclude use of the training track during an unknown number of hours on approximately 46% of days throughout the</p>



	<p>year (that are shown to have 3:00pm wind speeds exceeding 5m/s); interrogating this as a seasonal breakdown, represents 53% summer days and 64% of spring days. Further, the noise impact assessment recommendation would require the applicant to establish an automatic weather station on-site, complete with alarm notifications for rising wind speeds and on-site management actions when speeds exceeded 5 m/s. This level of operational management controls is not considered reasonable for the nature and scale of the proposed use.</p> <p>It is unclear from the report why the recommendation to prohibit use of the training track when winds &gt;5m/s was made. However, due to similar distance of the training track and pens from nearby receivers it would seem unnecessary to preclude this specific activity when an overall limit has been placed on the total number of dogs utilising outdoor areas.</p> <p>In response to the omissions and lack of transparency in the fourth NIA (dated 2 May 2024), to ascertain whether conditional approval could be considered for part of the proposed use a review of source noise data for similarly sized kennel operations was undertaken. Of note, in support of the fourth NIA report the applicant compared a previous boarding kennel application at 451 Ipswich Boonah Road, Purga (application 5873/2018/MCU).</p> <p>Council's review, in addition to that documented as part of the Assessment Manager Information Request dated 5 April 2023, incorporated:</p> <ul style="list-style-type: none"> <li>- review of the relevant 1995 Court Order conditions pertaining to noise management at the Imparra Pet Motel (451 Ipswich Boonah Road);</li> <li>- detailed interrogation of the noise impact assessment and information submitted in support of the 5873/2018/MCU expansion application (increasing the number of dogs to 128); and</li> <li>- utilising the source noise data presented in the 5873/2018/MCU noise impact assessment to perform basic noise propagation "sanity check" calculations for the proposed use.</li> </ul> <p>When considering these noise impact assessments, it is important to note the differences in the noise assessment approach utilised. The Imparra Pet Motel noise modelling exercise predicted noise impacts from 128 dogs by "factoring up" source noise level measurements obtained from the facility operating with 50 dogs boarded. The proposed greyhound use at 763 Ipswich Boonah Road is stated to have utilised a number of point sources based on sound levels measured from 10 large dogs.</p>
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	<p>Although the fourth submitted NIA (dated 2 May 2024) remains unclear as to exactly how the noise prediction model was configured, the comparative review suggests:</p> <ul style="list-style-type: none"> <li>- When no adverse meteorological conditions were contributing to the potential enhancement of noise propagation from the site towards the nearest sensitive receivers, operation of the proposed use during daytime hours (7:00am-6:00pm) is likely to be able to comply with the established noise level goals;</li> <li>- Noise level goals may be exceeded during evening and night-time hours (6pm-7am) if dogs were permitted outside of their kennels; and</li> <li>- The order of noise levels likely to be experienced at nearby receivers to the proposed use appear to be on par with the approved kennels subject to 5873/2018/MCU.</li> </ul> <p>Further to the above, the application material indicates that the proposed buildings are to be insulated internally utilising Poly TMXM bubble insulation. Although no acoustic attenuation detail was provided for review, the use of this material for thermal insulation is likely to have some acoustic attenuation benefits for when the dogs will be housed internally. In addition, the acoustic report recommends that dog cleaning, feeding, grooming, training and exercise is restricted to the hours of 7am-6pm.</p> <p>It should be noted the site plans show 1.8m high colourbond screening fencing to be installed around the kennel runs and bullring. The response to Council's Further Issues Letter indicates that the intent of this fencing is to limit the view of animals housed within the kennels buildings to their surrounds thereby minimising distraction and excitation which may result in nuisance barking noise. The fencing is referenced in the acoustic report and stated to have no acoustic benefit.</p> <p>Conditions have been recommended which incorporate operational restrictions requiring all dogs to be housed indoors during night-time hours, along with a restriction to the maximum number of dogs within outdoor areas at any time.</p>
<p><b>Risk-Management</b></p> <ul style="list-style-type: none"> <li>- Dogs may escape and cause harm to adjoining residents and/or animals.</li> <li>- Disease may spread to adjoining residents and/or animals.</li> </ul>	<p>Several submissions raised concerns if a dog was to escape and/or become diseased. These are an operational matter; however, the dogs are kept within fenced areas and whilst being moved from around the grounds, are on leash. Whilst disease concerns are regulated by the Greyhound Australasia Rules and administered by the Queensland Racing and Integrity Commission as per the Queensland Racing and Integrity Commission advice.</p>
<p><b>Dust and Odour Impacts</b></p> <ul style="list-style-type: none"> <li>- The use will</li> </ul>	<p>Engineering conditions have been prepared requiring that all parking, access and manoeuvring areas are constructed of</p>

<p>generate dust and odour which will impact on nearby residents.</p>	<p>concrete or bitumen.</p> <p>The waste management plan proposes methods for storage of solid wastes and treatment of washdown waters in areas which contain significant offset distances to nearest sensitive uses. Odours associated with the proposed use are therefore not expected to be significant.</p>
<p>Visual Impacts</p> <ul style="list-style-type: none"> <li>The use will impact on the visual amenity of the area.</li> </ul>	<p>The prominent structures of the proposed use is kennel block A and B which are 932m<sup>2</sup> and 494m<sup>2</sup> respectively, totalling a maximum height of 3.66m. As previously discussed, these blocks are setback (at minimum) 129m from Ipswich Boonah Road to the east, 150m from the northern boundary, and 242m to any other boundary. Structures of this scale are generally anticipated in Rural Areas. It is not uncommon for structures of this scale to be associated with an 'Agricultural' use, which are generally exempt from planning assessment.</p> <p>In addition to the above comments, the entire use area is generally screened as detailed below:</p> <p>Updated Site Plans show 'areas of existing trees to be intensified with similar native species to achieve visual and acoustic screening' between use areas and areas visible by the public. These areas coincide with the recommendations of the Ecological Assessment, to mitigate potential impacts to koala populations within a Koala Priority Area. As such, conditions have been recommended requiring these areas be landscaped, consistent with the recommendations of the Ecological Assessment.</p> <p>The acoustic report does not contemplate any acoustic screening benefits from "vegetation". The benefits of "intensification" to existing trees are therefore considered to be limited to visual screening and koala habitat enhancement outcomes (as discussed under "Natural Environment" heading, above).</p> <p>It is noted that the submitted Landscape Concept Plan includes a proposed densely planted landscaped buffer to Ipswich Boonah Road, part of which coincides with the proposed landscaped areas recommended for koala habitat enhancement (refer image above in 'Ecological Impacts' section).</p>
<p>Property Values</p> <ul style="list-style-type: none"> <li>Surrounding property values will diminish if the application is approved.</li> </ul>	<p>Council's assessment has ensured the proposed use achieves the Overall Outcomes of the Ipswich planning Scheme which (at minimum), ensures the use is designed and managed to protect the character of the nearby area and maintain the rural amenity.</p> <p>Nonetheless, as per s45(5)(b) of the Planning Act 2016, Council cannot have regard to a person's personal circumstances, financial or otherwise.</p>

<p>Gambling</p> <ul style="list-style-type: none"><li>The use will encourage gambling which impact on Ipswich's society.</li></ul>	<p>Ipswich City Council's assessment and comment on gambling is limited as these matters, while important, are not assessable under the Queensland planning framework. Accordingly, reliance on such matters is regulated by the Wagering Act 1998, which is administrated by the Queensland's Office of Liquor and Gaming Regulation.</p>
<p>Precedent for Future Applications</p> <ul style="list-style-type: none"><li>Approving the application will set a precedence of approvals for future likewise applications.</li></ul>	<p>Any future application will be assessed under the relevant planning framework.</p>

Doc ID No: A10453168

ITEM: 8

SUBJECT: PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 29 JULY 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 Infrastructure, Planning and Assets 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
<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.	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)**

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





PLANNING AND REGULATORY SERVICES

**Court Action Status Report**

Below is a list of Development Applications with open court appeals.

**Total Number of Appeals - 8**

(as at 28 July 2024)

**DIVISION 1**

**Axelom Capital No. 3 Pty Ltd v Ipswich City Council**

**Register No:** 199 **Appeal Type:** Applicant Appeal **Appeal No:** 2527 of 2022  
**Application No:** 2295/2020/VA **Received Date:** 17/10/2022  
**Property:** 146 Siddans Road DEEBING HEIGHTS QLD 4306  
**Applicant:** Axelom Capital No. 3 Pty Ltd C/ Baird & Hayes  
**Appeal Summary:** This is an applicant appeal against Council's decision to refuse, Development Application No. 2295/2020/VA, being the Material Change of Use – Variation Application - Preliminary Approval that includes a request to vary the Planning Scheme from Rural Constrained-Ripley Valley Zone and Future Urban Zone to Sub-Urban (T3) Zone.  
**Status:** Without prejudice discussions ongoing. An order setting out the steps required to progress the matter to hearing is in place. The matter is set down for hearing in October.

**NuGrow Ipswich Pty Ltd v Ipswich City Council**

**Register No:** 203 **Appeal Type:** Applicant Appeal **Appeal No:** 107 of 2023  
**Application No:** 7213/2014/MAMC/D **Received Date:** 19/1/2023  
**Property:** Lot 3 Unnamed Road SWANBANK QLD 4306  
**Applicant:** Nugrow Ipswich Pty Ltd  
**Appeal Summary:** This is an applicant appeal against Council's decision to refuse Development Application No. 7213/2014/MAMC/D, being an application for a Minor Change - Special Industry (Compost and Soil Conditioner Manufacturing Facility).  
**Status:** Without prejudice discussions ongoing. The appeal has been listed for a 5 day trial commencing September 2024.

**Ipswich City Council v Nugrow Pty Ltd and Nugrow Holdings Pty Ltd and Nugrow Ipswich Pty Ltd**

**Register No:** 209 **Appeal Type:** Originating Application **Appeal No:** 3098 of 2023  
**Application No:** N/A **Received Date:** 10/11/2023  
**Property:** Lot 3 Unnamed Road, SWANBANK QLD 4306  
**Applicant:** N/A  
**Appeal Summary:** This is an Originating Application made by Ipswich City Council, which seeks enforcement orders against allegations of unlawful uses, operational (earthworks ) and building works.  
**Status:** An order was made on 2 April 2024 to progress the matter. The matter is listed for hearing in September 2024.



Item 8 / Attachment 1.

**DIVISION 1**

**Development Holdings Pty Ltd V Ipswich City Council**

<b>Register No:</b>	219	<b>Appeal Type:</b>	Applicant Appeal	<b>Appeal No:</b>	1616/24
<b>Application No:</b>	12412/2023/MCU			<b>Received Date:</b>	13/6/2024
<b>Property:</b>	426-428 Ripley Road RIPLEY QLD 4306				
<b>Applicant:</b>	Development Holdings Pty Ltd				
<b>Appeal Summary:</b>	This is an applicant appeal against Council's conditions of approval for the Material Change of Use – Community Use (Child Care Centre). The applicant has appealed specifically against Condition 5 “Hours of Operation” and Condition 19 “Traffic – Road Network Upgrade”				
	The primary grounds for Development Holdings Pty Ltd lodging the appeal against Council's decision are as follows:				
	(a) Conditions 5 and 19 are unlawful and should be amended or deleted because they are:				
	(i) not relevant to, and are an unreasonable imposition on, the development and the use of the Land as a consequence of the development; and				
	(ii) not reasonably required in respect of the development and the use of the Land as a consequence of the development.				
<b>Status:</b>	Without prejudice discussions ongoing.				

**DIVISION 2**

**Harburg Nominees Pty Ltd v Ipswich City Council**

<b>Register No:</b>	212	<b>Appeal Type:</b>	Applicant Appeal	<b>Appeal No:</b>	367 of 2024
<b>Application No:</b>	4779/2022/CA			<b>Received Date:</b>	9/2/2024
<b>Property:</b>	288 Brisbane Terrace GOODNA QLD 4300				
<b>Applicant:</b>	Harburg Nominees Pty Ltd				
<b>Appeal Summary:</b>	This is an applicant appeal against Council's decision to refuse a development application for a development permit for a combined reconfiguring a lot – 3 lots into 191 lots plus common property and material change of use – single residential not compliant with the self assessable criteria (191 dwellings).				
	In summary, the application was refused on the basis of:				
	Non-compliance with the State Planning Policy and Ipswich Planning Scheme in that the proposal failed to sufficiently mitigate risk to people to an acceptable or tolerable level, in that the flood emergency management plan proposes shelter in place for an extended period of time and has not considered the impacts of this strategy on a vulnerable population, nor has it considered the cumulative impact this strategy will have on disaster management capacity and capabilities.				
	Non-compliance with the Ipswich Planning Scheme with respect to not sufficiently providing a diverse range of housing types that reflect the community need in that the development proposes to develop 80% of lots with areas less than 450m2 where those lots are not located within walking distance to a local park or general store.				
<b>Status:</b>	Without Prejudice discussion ongoing. An order was made on 20 May 2024 to progress the matter to be ready for a hearing in the September sittings.				

**DIVISION 3**

**Item 8 / Attachment 1.**

**DIVISION 3**

**Cheep Stays Pty Ltd v Ipswich City Council**

<b>Register No:</b>	201	<b>Appeal Type:</b>	Applicant Appeal	<b>Appeal No:</b>	2553 of 2022
<b>Application No:</b>	19904/2021/MCU			<b>Received Date:</b>	19/10/2022
<b>Property:</b>	84 Chubb Street ONE MILE QLD 4305				
<b>Applicant:</b>	Cheep Stays Pty Ltd				
<b>Appeal Summary:</b>	This is an applicant appeal against Council's decision to refuse, Development Application No. 19904/2021/MCU, being a Material Change of Use for Temporary Accommodation (Camping Ground and Caravan Park - 46 sites) at 84 Chubb Street, One Mile.				
<b>Status:</b>	Awaiting Judgement. A hearing occurred from the 23rd of July to the 26th of July, 2024.				

**DIVISION 4**

**DIVISION 4**

**Kelly Consolidated Pty Ltd v Ipswich City Council & Anor**

<b>Register No:</b>	218	<b>Appeal Type:</b>	Submitter Appeal	<b>Appeal No:</b>	1406/24
<b>Application No:</b>	1671/2023/MCU			<b>Received Date:</b>	27/5/2024
<b>Property:</b>	20 Saleyards Road YAMANTO QLD 4305				
<b>Applicant:</b>					
<b>Appeal Summary:</b>	<p>This is a submitter appeal against Council's decision to part approve and part refuse an application for a Material Change of Use - Business Use (Bulky Goods Sales and Shop). For clarity, Council approved the 'Bulky Goods Sales' component and refused the 'Shop' component. The primary grounds for Kelly Consolidated Pty Ltd lodging the appeal against Council's decision are as follows:</p> <ul style="list-style-type: none"> <li>(a) the proposed development does not comply with the relevant assessment benchmarks: <ul style="list-style-type: none"> <li>(i). the proposed development is not a land use which enjoys the explicit support of the planning scheme on the Land;</li> <li>(ii). the proposed development the subject of the DA is not of a type or scale appropriate for the prevailing nature of the area and the particular circumstances of the sites and its surrounds having regard to the Kelly Approval and the undeveloped land located within the Yamanto Major Centre zone;</li> <li>(iii). the proposed development will not support the intended business functions of the Yamanto Major Centre because it will limit the opportunities to develop the centre in accordance with the Kelly Approval, and will otherwise compromise and jeopardise the realisation of the Kelly Approval in a way which is inconsistent with the aspirations for the Yamanto Major Centre, particularly having regard to the function of the primary and secondary sub areas of the Major Centre Zone;</li> <li>(iv). the proposed development does not cater to the needs of the local community because there is no need for the proposed development;</li> <li>(v). there is no need for the proposed development the subject of the Development Application; and</li> <li>(vi). as a matter of design, the proposed development is not capable of functioning in a way consistent with the land use for which approval is sought because it does not provide direct vehicular access for each tenancy;</li> <li>(vii). which results in non-compliance with the following assessment benchmarks in the Planning Scheme: <ul style="list-style-type: none"> <li>A. s 4.3.3(1)(a)(ii) and (iii);</li> <li>B. s 4.11.2(2)(b),(c) and (e);</li> <li>C. s 4.11.4(6)(g)(i) and (ii)</li> </ul> </li> </ul> </li> <li>(b) the identified non-compliances and the consequences of those non-compliances with the relevant assessment benchmarks cannot be remedied by the imposition of lawful development conditions.</li> <li>(c) the consequences of the identified non-compliances with the relevant assessment benchmarks are of such a weight as to require the refusal of the development application because: <ul style="list-style-type: none"> <li>(i). the proposed development cuts across the centres' hierarchy identified in the Planning Scheme;</li> <li>(ii). approval of the Development Application is contrary to good planning practice; and</li> <li>(iii). if delivered, the proposed development will result in detriment to the local community given it cuts across the intentions of the Planning Scheme;</li> </ul> </li> <li>(d) there are no relevant matters of decisive weight, either individually or collectively, which would support approval of the Development Application.</li> </ul>				
<b>Status:</b>	Awaiting directions.				

DIVISION 4

Fabcot Pty Ltd and Ipswich City Council and Chief Executive, Department of Transport and Main Roads

Register No:	220	Appeal Type:	Originating Application	Appeal No:	1791/2024
Application No:	3394/2012/CA			Received Date:	1/7/2024
Property:	19 Diamantina Boulevard BRASSALL QLD 4305				
Applicant:	Fabcot Pty Ltd				
Appeal Summary:	<p>This is an Originating Application to make a change (Minor Change Request) to a development approval originally granted by the Planning and Environment Court on 28 November 2014 (Appeal No. 1157 of 2014) and as amended by the Planning and Environment Court on 31 March 2021 (Appeal No.3618 of 2020).</p> <p>The current approval is for a material change of use for a Shopping Centre (Business Use, Medical Centre and Shops) and reconfiguring a lot (comprising eight lots into five lots, creating an access easement and new road).</p> <p>The Minor Change Request involves the following:</p> <ul style="list-style-type: none"><li>- Amended proposal plans which reorientates the built form and additional specialty shops building in the eastern portion of the land.</li><li>- An increase in the total Gross Floor Area (GFA) of 699m2.</li><li>- An additional 19 car parking spaces and revision of the dimension of car parking spaces and layout.</li><li>- Separation of the car parking area and the loading bay for the shopping centre with changes to the size of the loading bay area.</li><li>- Changes to vehicular access from Diamantina Boulevard (priority controlled T intersection in lieu of the approved roundabout intersection) and provision of a vehicle access to the undercroft area of the main shopping centre building from Bulloo Crescent.</li><li>- New 'direct to boot' and home deliveries facilities attached to the shopping centre building.</li><li>- Changes to the building heights, locations of retaining walls, acoustic barriers and landscaping areas.</li><li>- Changes to the materials and colour treatments of the proposed buildings.</li><li>- Consequential changes to the reconfiguring a lot component of the approval in response to the above changes.</li></ul>				
Status:	Awaiting Directions				

Doc ID No: A10453484

ITEM: 9  
SUBJECT: EXERCISE OF DELEGATION REPORT  
AUTHOR: MANAGER, DEVELOPMENT PLANNING  
DATE: 29 JULY 2024

### EXECUTIVE SUMMARY

This is a report concerning applications that have been determined by delegated authority for the period 28 June 2024 to 29 July 2024.

### RECOMMENDATION/S

**That the Exercise of Delegation report for the period 28 June 2024 to 29 July 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 28 June 2024 to 29 July 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)

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



PLANNING AND REGULATORY SERVICES

Development Applications Determined by Authority

Below is a list of Development Applications determined between 28 June 2024 and 29 July 2024

Total number of applications determined - 451

DIVISION 1						
Delegated Authority: 239 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
4971/2024/BR	Precision Building Certification	4 Harrison Grove, Deebing Heights	Siting variation - Carport	01/07/2024	Approved	Building Regulatory Officer
5142/2024/BR	AAA Building Consultants	19 Philip Street, Redbank Plains	Siting Variation - Shed	01/07/2024	Approved	Building Regulatory Officer
6351/2024/BR	Dynamic Building Approvals Pty Ltd	7 Victory Street, Raceview	Siting Variation - Carport	28/06/2024	Approved	Building Regulatory Officer
6440/2024/BR	QSI	1 Burgess Street, Raceview	Siting Variation - Carport	01/07/2024	Approved	Building Regulatory Officer
6529/2024/BR	Ms Celeste Campbell Wilkie	5 Mcness Court, Flinders View	Amenity and Aesthetics - Shed Siting Variation - Shed	03/07/2024	Approved	Building Regulatory Officer
6893/2024/BR	Construct 81	17 Mcillmurray Court, Redbank Plains	Siting variation - Carport	10/07/2024	Approved	Building Regulatory Officer
7081/2024/BR	Dynamic Building Approvals Pty Ltd	19 Elmore Street, Redbank Plains	Siting Variation - Carport & Shed	10/07/2024	Approved	Building Regulatory Officer
7068/2024/BR	Pronto Building Approvals	18 Kentucky Street, Redbank Plains	Siting Variation - Patio	10/07/2024	Approved	Building Regulatory Officer
7141/2024/BR	O'Brien Building Consultants Pty Ltd	3 Windermere Street, Raceview	Siting Variation - Carport	12/07/2024	Approved	Building Regulatory Officer
7193/2024/BR	O'Brien Building Consultants Pty Ltd	23 Resolution Parade, Flinders View	Siting variation - Carport	17/07/2024	Approved	Building Regulatory Officer
7247/2024/BR	CP Constructions Pty Ltd	37 Amber Court, Redbank Plains	Siting Variation - Dwelling and Auxiliary Unit	16/07/2024	Approved	Building Regulatory Officer
7349/2024/BR	Homeshield - Patios & Decks	7 Whitehouse Court, Redbank Plains	Siting variation - Patio	17/07/2024	Approved	Building Regulatory Officer
7364/2024/BR	Mr Robert Stonadge	30 Amber Court, Redbank Plains	Siting Variation - Dwelling and Auxiliary Unit	17/07/2024	Approved	Building Regulatory Officer
7337/2024/BR	Mr Greg Dempster	15 Koscuik Street, Redbank Plains	Siting Variation - Dwelling	16/07/2024	Approved	Building Regulatory Officer
7387/2024/BR	CP Constructions Pty Ltd	28 Amber Court, Redbank Plains	Siting Variation - Dwelling and Auxiliary Unit	17/07/2024	Approved	Building Regulatory Officer
7484/2024/BR	Better Life Patios	8 Jocelyn Court, Raceview	Siting variation - Carport	23/07/2024	Approved	Building Regulatory Officer
12267/2023/BW	Ms Janette Dawn Goddard	15 Prunda Parade, Raceview	Attached Open Carport	28/06/2024	Approved	Building Certifier
40/2015/LDR/I	Aw Bidco No. 6 Pty Ltd	7001 Danbulla Street, South Ripley	Preparation of legal documentation - Transfer	03/07/2024	Approved	Senior Development Compliance Officer
40/2015/LDR/J	AW Bidco 6 Pty Limited	7005 Barrams Road, South Ripley	Preparation of legal documentation - Easement & Other	03/07/2024	Approved	Senior Development Compliance Officer
9332/2019/LDR/N	HB Doncaster Pty Ltd	275-293 Montereia Road, Ripley	Preparation of legal documentation - Easement Surrender of easement	16/07/2024	Approved	Senior Development Compliance Officer
6898/2019/LDR/D	Saunders Havill Group	7002 Sunbird Drive, Redbank Plains	Preparation of legal documentation - Transfer	23/07/2024	Approved	Senior Development Compliance Officer
4298/2003/MAMC/B	Cascade Property Management Pty Ltd	67 Cascade Street, Raceview	Minor Change - Consent Application for Retirement Complex (174 Units) and Rezoning to Residential A Zone	18/07/2024	Approved	Acting Development Assessment West Manager
19942/2021/MAPDA/A	Stockland Development Pty Limited	132 Cumner Road, White Rock	Amendment Application - Priority Development Area - Multiple Residential - Relocatable Home Park (up to 260 Dwellings)	10/07/2024	Approved	Development Assessment West Manager
6533/2024/MCU	Combined Synergy	5 Gardner Street, Redbank Plains	Material Change of Use - 36 Dwelling Houses affected by Development Constraint Overlay (OV3 – Mining Influence Area)	05/07/2024	Approved	Development Assessment East Manager
4974/2024/OD	Beveridge Container Recycling Pty Ltd	140 Eagle Street, Redbank Plains	Carrying out building work not associated with a material change of use - Two (2) Carports	15/07/2024	Approved	Development Assessment East Manager
428/2024/OW	Christian Community Ministries Ltd	227-243 School Road, Redbank Plains	Municipal Road Work, Stormwater, Earthworks & Internal Carpark - Staines Memorial College - Stage 17	05/07/2024	Approved	Acting Engineering Delivery East Manager
946/2024/OW	Swanbank Industrial Park Pty Ltd	7003 Unnamed Road, Swanbank	Rate 3 Streetlighting - Swanbank Service Centre	19/07/2024	Approved	Engineering Delivery East Manager
4846/2024/OW	Christian Community Ministries Ltd	227-243 School Road, Redbank Plains	Landscaping - Staines Memorial College - Stage 17	02/07/2024	Approved	Acting Engineering Delivery East Manager
6009/2024/OW	Bentancorp Pty Ltd	23 East Owen Street, Raceview	Stormwater, Earthworks, Retaining Walls	22/07/2024	Approved	Engineering Delivery West Manager
6597/2024/OW	Queensland Health	47-57 Wildey Street, Raceview	Road work and Signage	22/07/2024	Approved	Engineering Delivery West Manager
13425/2022/PDA	AW Bidco 6 Pty Limited	7004 Barrams Road, South Ripley	Reconfiguring a Lot – Three (3) Lots into Ten (10) Lots (10 Super Lots, New Road and Open Space)	12/07/2024	Approved	Development Assessment West Manager
5899/2024/PDACA	CUSP (Qld) Pty Ltd	7002 Bayliss Road, South Ripley	Priority Development Area Compliance Assessment - Community Greenspace Infrastructure Master Plan (in accordance with Condition 23 of Context Plan Approval 7566/2017/MAPDA/A)	05/07/2024	Approved	Acting Development Assessment West Manager
3178/2024/PDAECA	Peter Eustace and Associates Pty Ltd	7001 Cumner Road, White Rock	White Rock Stage 11 - Rate 3 Streetlighting	11/07/2024	Approved	Acting Engineering Delivery West Manager



DIVISION 1						
Delegated Authority: 239 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
4497/2024/PDAECA	Elevate Consulting Engineers	200-218 Barrams Road, White Rock	Elmwood Estate - Conditions 14 Roadworks - Site Access, 15 Stormwater Quantity Management, 17 Swale Design and Waterway Stabilisation and 18 Acoustic Design Management	25/07/2024	Approved	Engineering Delivery West Manager
5110/2024/PDAECA	Colliers Engineering and Design	275-293 Montereia Road, Ripley	Bellevue Stage 13 - Condition 33 Streetscape Works	22/07/2024	Approved	Engineering Delivery West Manager
5864/2024/PDAECA	HB Doncaster Pty Ltd	275-293 Montereia Road, Ripley	Bellevue Estate Stage 15 - Landscaping	22/07/2024	Approved	Engineering Delivery West Manager
7759/2022/PDAEE	CUSP (Qld) Pty Ltd	7000 Harmony Crescent, South Ripley	Compliance Assessment – Providence Centenary Sports Field District Sports Park Condition 16(a) Open Space Landscape Works, Condition 17(a) Streetscape Works, Condition 22 Streetlighting	17/07/2024	Approved	Acting Development Assessment West Manager
5122/2024/PDAEIO	Satterley Property Group Pty Ltd	97 Binnies Road, Ripley	Infrastructure Offset Claim - Ripley Valley Stage 13 Local Park	02/07/2024	Approved	Manager, Engineering, Health & Environment
6003/2024/PDAEPC	SMEC Australia Pty Ltd	152-280 Grampian Drive, Deebing Heights	South Place Stage 5 - Civil works - Condition 30, 39b & 39c	01/07/2024	Approved	Senior Development Engineer
6181/2024/PDAEPC	ACS Consult Pty Ltd	162 Cumner Road, White Rock	Providence East LLC Phase 2 - Vegetation Clearing and Bulk Earthworks	28/06/2024	Approved	Principal Engineer
5424/2024/PFT	Eleven Red Pty Ltd	19 Amber Court, Redbank Plains	Single Dwelling	02/07/2024	Approved	Plumbing Inspector
6829/2024/PFT	Buildcert	4 Tyson Street, White Rock	Single Dwelling	10/07/2024	Approved	Plumbing Inspector
6867/2024/PFT	Tribeca Homes	2 Jasmine Circuit, White Rock	Single Dwelling	28/06/2024	Approved	Plumbing Inspector
6852/2024/PFT	Checkpoint Building Surveyors	20 Olympus Drive, White Rock	Single Dwelling	28/06/2024	Approved	Plumbing Inspector
6908/2024/PFT	Checkpoint Building Surveyors	64 Atherton Drive, Redbank Plains	Single Dwelling	28/06/2024	Approved	Plumbing Inspector
6868/2024/PFT	Checkpoint Building Surveyors	67 Atherton Drive, Redbank Plains	Single Dwelling	28/06/2024	Approved	Plumbing Inspector
6872/2024/PFT	Brighton Homes Queensland	176 Barrams Road, White Rock	Single Dwelling	28/06/2024	Approved	Plumbing Inspector
6914/2024/PFT	Avia Homes Australia Pty Ltd	17 Zinnia Way, Ripley	Single Dwelling	01/07/2024	Approved	Plumbing Inspector
6980/2024/PFT	Checkpoint Building Surveyors	57 Bloomfield Mews, Ripley	Single Dwelling	02/07/2024	Approved	Plumbing Inspector
6964/2024/PFT	Brighton Homes Queensland	7 Oxen Street, South Ripley	Single Dwelling	02/07/2024	Approved	Plumbing Inspector
6963/2024/PFT	Brighton Homes Queensland	9 Oxen Street, South Ripley	Single Dwelling	02/07/2024	Approved	Plumbing Inspector
6918/2024/PFT	Metricon Homes Pty Ltd	75 Tomaree Road, White Rock	Single Dwelling	01/07/2024	Approved	Plumbing Inspector
7039/2024/PFT	Evolve Homes Queensland Pty Ltd	17 Pademelon Street, Redbank Plains	Single Dwelling	03/07/2024	Approved	Plumbing Inspector
7038/2024/PFT	Evolve Homes Queensland Pty Ltd	48 Dobbie Crescent, Ripley	Single Dwelling	02/07/2024	Approved	Plumbing Inspector
7004/2024/PFT	Platinum Building Approvals Pty Ltd	27 Bokhara Road, South Ripley	Single Dwelling	02/07/2024	Approved	Plumbing Inspector
7019/2024/PFT	Brighton Homes Queensland	11 Oxen Street, South Ripley	Single Dwelling	03/07/2024	Approved	Plumbing Inspector
7041/2024/PFT	Gallery Homes Pty Ltd	17 Sage Way, White Rock	Siingle Dwelling	03/07/2024	Approved	Plumbing Inspector
7033/2024/PFT	Checkpoint Building Surveyors	15 Hope Street, Ripley	Single Dwelling	02/07/2024	Approved	Plumbing Inspector
7113/2024/PFT	Karston Homes	28 Lively Street, Ripley	Single Dwelling	04/07/2024	Approved	Plumbing Inspector
7070/2024/PFT	Approveit Building Certification Pty Ltd	105 Bayliss Road, South Ripley	Single Dwelling	03/07/2024	Approved	Plumbing Inspector
7123/2024/PFT	Hallmark Homes Pty Ltd	83 Carnarvon Drive, South Ripley	Single Dwelling	04/07/2024	Approved	Plumbing Inspector
7066/2024/PFT	Brighton Homes Queensland	45 Pademelon Street, Redbank Plains	Single Dwelling	03/07/2024	Approved	Plumbing Inspector
7119/2024/PFT	Hallmark Homes Pty Ltd	168 Greenview Avenue, White Rock	Single Dwelling	04/07/2024	Approved	Plumbing Inspector
7126/2024/PFT	Hallmark Homes Pty Ltd	180 Greenview Avenue, White Rock	Single Dwelling	04/07/2024	Approved	Plumbing Inspector
7149/2024/PFT	Karston Homes	42 Bloomfield Mews, Ripley	Single Dwelling	08/07/2024	Approved	Plumbing Inspector
7140/2024/PFT	Hallmark Homes Pty Ltd	39 Jockey Crescent, South Ripley	Single Dwelling	04/07/2024	Approved	Plumbing Inspector
7145/2024/PFT	TJB Building Certifiers Pty Ltd	87 Bayliss Road, South Ripley	Single Dwelling	04/07/2024	Approved	Plumbing Inspector
7162/2024/PFT	Checkpoint Building Surveyors	11 Alpine Circuit, Redbank Plains	Single Dwelling	04/07/2024	Approved	Plumbing Inspector
7163/2024/PFT	Checkpoint Building Surveyors	5 Alpine Circuit, Redbank Plains	Single Dwelling	04/07/2024	Approved	Plumbing Inspector
7159/2024/PFT	Hallmark Homes Pty Ltd	56 Tomaree Road, White Rock	Single Dwelling	04/07/2024	Approved	Plumbing Inspector
7142/2024/PFT	Hallmark Homes Pty Ltd	4 Sage Way, White Rock	Single Dwelling	04/07/2024	Approved	Plumbing Inspector
7181/2024/PFT	Coral Homes QLD Pty Ltd	24 Gawler Street, South Ripley	Single Dwelling	05/07/2024	Approved	Plumbing Inspector
7179/2024/PFT	TJB Building Certifiers Pty Ltd	3 Hardie Street, Ripley	Single Dwelling	04/07/2024	Approved	Plumbing Inspector
7166/2024/PFT	Coral Homes QLD Pty Ltd	14 Oxen Street, South Ripley	Single Dwelling	04/07/2024	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 239 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
7199/2024/PFT	Checkpoint Building Surveyors	39 Pademelon Street, Redbank Plains	Single Dwelling	05/07/2024	Approved	Plumbing Inspector
7184/2024/PFT	Gallery Homes Pty Ltd	15 Sage Way, White Rock	Single Dwelling	05/07/2024	Approved	Plumbing Inspector
7230/2024/PFT	FRD Homes	24 Vega Street, South Ripley	Single Dwelling	05/07/2024	Approved	Plumbing Inspector
7236/2024/PFT	Coral Homes QLD Pty Ltd	25 Tyson Street, White Rock	Single Dwelling	08/07/2024	Approved	Plumbing Inspector
7245/2024/PFT	Checkpoint Building Surveyors	9 Jockey Crescent, South Ripley	Single Dwelling	09/07/2024	Approved	Plumbing Inspector
7242/2024/PFT	Brighton Homes Queensland	3 Jockey Crescent, South Ripley	Single Dwelling	09/07/2024	Approved	Plumbing Inspector
7233/2024/PFT	Checkpoint Building Surveyors	72 Atherton Drive, Redbank Plains	Single Dwelling	08/07/2024	Approved	Plumbing Inspector
7255/2024/PFT	AVJennings Properties Limited	88 Tempo Drive, Ripley	Single Dwelling	08/07/2024	Approved	Plumbing Inspector
7254/2024/PFT	Buildable Approvals Pty Ltd	71 Sunny Crescent, Ripley	Single Dwelling	09/07/2024	Approved	Plumbing Inspector
7256/2024/PFT	Precision Building Certification	10 Tyson Street, White Rock	Single Dwelling	10/07/2024	Approved	Plumbing Inspector
7272/2024/PFT	Checkpoint Building Surveyors	26 Marsdenia Drive, White Rock	Single Dwelling	09/07/2024	Approved	Plumbing Inspector
7263/2024/PFT	Plantation Homes	30 Jockey Crescent, South Ripley	Single Dwelling	09/07/2024	Approved	Plumbing Inspector
7291/2024/PFT	Checkpoint Building Surveyors	32 Jockey Crescent, South Ripley	Single Dwelling	09/07/2024	Approved	Plumbing Inspector
7258/2024/PFT	Creation Homes (QLD) Pty Ltd	76 Sunny Crescent, Ripley	Single Dwelling	08/07/2024	Approved	Plumbing Inspector
7378/2024/PFT	Tribeca Homes	40 Jasmine Circuit, White Rock	Single Dwelling	11/07/2024	Approved	Plumbing Inspector
7420/2024/PFT	Approveit Building Certification Pty Ltd	3 Sprightly Street, Ripley	Single Dwelling	11/07/2024	Approved	Plumbing Inspector
7392/2024/PFT	Fortitude Homes Pty Ltd	12 Copperpod Lane, Ripley	Single Dwelling	11/07/2024	Approved	Plumbing Inspector
7441/2024/PFT	Avia Homes Australia Pty Ltd	8 Marsdenia Drive, White Rock	Single Dwelling	11/07/2024	Approved	Plumbing Inspector
7384/2024/PFT	Coral Homes QLD Pty Ltd	6 Hann Street, South Ripley	Single Dwelling	11/07/2024	Approved	Plumbing Inspector
7381/2024/PFT	Tribeca Homes	6 Denali Street, White Rock	Single Dwelling	11/07/2024	Approved	Plumbing Inspector
7432/2024/PFT	Platinum Building Approvals Pty Ltd	57 Tomaree Road, White Rock	Single Dwelling	11/07/2024	Approved	Plumbing Inspector
7406/2024/PFT	Platinum Building Approvals Pty Ltd	32 Sage Way, White Rock	Single Dwelling	11/07/2024	Approved	Plumbing Inspector
7473/2024/PFT	Cj Homes Pty Ltd	59 Pademelon Street, Redbank Plains	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7478/2024/PFT	YHB Group Pty Ltd	5 Sophora Street, White Rock	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7483/2024/PFT	Tribeca Homes	104 Soho Drive, Deebing Heights	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7457/2024/PFT	Sandsky Constructions Pty Ltd	50 Finke Street, South Ripley	Single Dwelling	11/07/2024	Approved	Plumbing Inspector
7470/2024/PFT	Burbank Homes	9 Alpine Circuit, Redbank Plains	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7488/2024/PFT	Burbank Homes	19 Hope Street, Ripley	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7512/2024/PFT	Clarendon Homes (Qld) Pty Ltd	18 Tyson Street, White Rock	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7494/2024/PFT	Avia Homes Australia Pty Ltd	30 Waverly Street, Deebing Heights	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7516/2024/PFT	Kallibr Homes Pty Ltd	3 Bokhara Road, South Ripley	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7499/2024/PFT	Fortitude Homes Pty Ltd	47 Harmony Crescent, South Ripley	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7500/2024/PFT	Fortitude Homes Pty Ltd	45 Harmony Crescent, South Ripley	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7528/2024/PFT	Gallery Homes Pty Ltd	13 Aquilla Rise, South Ripley	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7572/2024/PFT	Tribeca Homes	37 Jasmine Circuit, White Rock	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7554/2024/PFT	Tribeca Homes	11 Olympus Drive, White Rock	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7539/2024/PFT	Fortitude Homes	41 Harmony Crescent, South Ripley	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7549/2024/PFT	Burbank Homes	65 Atherton Drive, Redbank Plains	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7547/2024/PFT	Checkpoint Building Surveyors	89 Tomaree Road, White Rock	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7602/2024/PFT	Creation Homes (QLD) Pty Ltd	66 Sunny Crescent, Ripley	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7536/2024/PFT	Coral Homes QLD Pty Ltd	6 Hope Street, Ripley	Single Dwelling	15/07/2024	Approved	Plumbing Inspector
7552/2024/PFT	Coral Homes QLD Pty Ltd	4 Hope Street, Ripley	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7564/2024/PFT	Metricon Homes QLD Pty Ltd	79 Sunny Crescent, Ripley	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7532/2024/PFT	Metricon Homes QLD Pty Ltd	81 Sunny Crescent, Ripley	Single Dwelling	12/07/2024	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 239 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
7652/2024/PFT	MP Build	4 Evelyn Close, Deebing Heights	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7615/2024/PFT	Mrs Ashalatha Ankireddygari and Mr Ravi Peddakotla	1 Bluff Street, Ripley	Single Dwelling	15/07/2024	Approved	Plumbing Inspector
7653/2024/PFT	FRD Homes	56 Carnarvon Drive, South Ripley	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7659/2024/PFT	Fortitude Homes Pty Ltd	43 Harmony Crescent, South Ripley	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7658/2024/PFT	Fortitude Homes Pty Ltd	39 Harmony Crescent, South Ripley	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7646/2024/PFT	Metricon Homes Pty Ltd	85 Bayliss Road, South Ripley	Single Dwelling	15/07/2024	Approved	Plumbing Inspector
7635/2024/PFT	Checkpoint Building Surveyors	41 Pademelon Street, Redbank Plains	Single Dwelling	15/07/2024	Approved	Plumbing Inspector
7649/2024/PFT	Apex Certification & Consulting Pty Ltd	10 Alpine Circuit, Redbank Plains	Single Dwelling	15/07/2024	Approved	Plumbing Inspector
7644/2024/PFT	Sandsky Constructions Pty Ltd	24 Sage Way, White Rock	Single Dwelling	15/07/2024	Approved	Plumbing Inspector
7648/2024/PFT	Sandsky Constructions Pty Ltd	26 Sage Way, White Rock	Single Dwelling	15/07/2024	Approved	Plumbing Inspector
7663/2024/PFT	Creation Homes (QLD) Pty Ltd	73 Sunny Crescent, Ripley	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7694/2024/PFT	Brighton Homes Queensland	18 Olivia Street, Flinders View	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7748/2024/PFT	Karston Homes	11 Tyson Street, White Rock	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
7690/2024/PFT	Plantation Homes	22 Jasmine Circuit, White Rock	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7722/2024/PFT	Burbank Homes	103 Bayliss Road, South Ripley	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7724/2024/PFT	Fortitude Homes	37 Harmony Crescent, South Ripley	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7728/2024/PFT	Fortitude Homes	35 Harmony Crescent, South Ripley	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7745/2024/PFT	Fortitude Homes Pty Ltd	6 Greenview Avenue, South Ripley	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
7720/2024/PFT	Checkpoint Building Surveyors	63 Tomaree Road, White Rock	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7692/2024/PFT	Checkpoint Building Surveyors	91 Tomaree Road, White Rock	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7691/2024/PFT	Burbank Homes	27 Hope Street, Ripley	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7792/2024/PFT	Fortitude Homes Pty Ltd	2 Greenview Avenue, South Ripley	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
7757/2024/PFT	Checkpoint Building Surveyors	101 Bayliss Road, South Ripley	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
7806/2024/PFT	Creation Homes (QLD) Pty Ltd	35 Jockey Crescent, South Ripley	Single Dwelling	18/07/2024	Approved	Plumbing Inspector
7758/2024/PFT	Checkpoint Building Surveyors	11 Jockey Crescent, South Ripley	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
7759/2024/PFT	Checkpoint Building Surveyors	39 Brahman Way, South Ripley	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
7797/2024/PFT	Metricon Homes Pty Ltd	9 Wild Horse Way, White Rock	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
7795/2024/PFT	Metricon Homes Pty Ltd	77 Tomaree Road, White Rock	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
7803/2024/PFT	Metricon Homes Pty Ltd	16 Hope Street, Ripley	Single Dwelling	18/07/2024	Approved	Plumbing Inspector
7812/2024/PFT	Creation Homes (QLD) Pty Ltd	14 Jockey Crescent, South Ripley	Single Dwelling	18/07/2024	Approved	Plumbing Inspector
7814/2024/PFT	Yellowfin Building Group Pty Ltd	57 Pademelon Street, Redbank Plains	Single Dwelling	18/07/2024	Approved	Plumbing Inspector
7848/2024/PFT	Brighton Homes Queensland	4 Barossa Street, South Ripley	Single Dwelling	19/07/2024	Approved	Plumbing Inspector
7825/2024/PFT	Coral Homes QLD Pty Ltd	33 Bokhara Road, South Ripley	Single Dwelling	18/07/2024	Approved	Plumbing Inspector
7827/2024/PFT	Torsion Homes Pty Ltd	96 Carnarvon Drive, South Ripley	Single Dwelling	18/07/2024	Approved	Plumbing Inspector
7914/2024/PFT	Ingenious Homes	36 Jasmine Circuit, White Rock	Single Dwelling	19/07/2024	Approved	Plumbing Inspector
7915/2024/PFT	Homes By CMA	39 Bokhara Road, South Ripley	Single Dwelling	19/07/2024	Approved	Plumbing Inspector
7907/2024/PFT	FRD Homes	9 Mason Close, Redbank Plains	Single Dwelling	19/07/2024	Approved	Plumbing Inspector
7916/2024/PFT	Clarendon Homes (Qld) Pty Ltd	7 Hope Street, Ripley	Single Dwelling	19/07/2024	Approved	Plumbing Inspector
7920/2024/PFT	Creation Homes (QLD) Pty Ltd	77 Sunny Crescent, Ripley	Single Dwelling	19/07/2024	Approved	Plumbing Inspector
7884/2024/PFT	Avia Homes Australia Pty Ltd	38 Finke Street, South Ripley	Single Dwelling	19/07/2024	Approved	Plumbing Inspector
7996/2024/PFT	Coral Homes QLD Pty Ltd	24 Sprightly Street, Ripley	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
7992/2024/PFT	Coral Homes QLD Pty Ltd	7 Olympus Drive, White Rock	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
7993/2024/PFT	Coral Homes QLD Pty Ltd	25 Bokhara Road, South Ripley	Single Dwelling	24/07/2024	Approved	Plumbing Inspector



DIVISION 1						
Delegated Authority: 239 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
7991/2024/PFT	Fortitude Homes Pty Ltd	2A Greenview Avenue, South Ripley	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
7969/2024/PFT	Fortitude Homes Pty Ltd	4A Greenview Avenue, South Ripley	Single Dwelling	23/07/2024	Approved	Plumbing Inspector
7972/2024/PFT	Fortitude Homes Pty Ltd	6A Greenview Avenue, South Ripley	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
7988/2024/PFT	Fortitude Homes Pty Ltd	8A Greenview Avenue, South Ripley	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
7978/2024/PFT	Fortitude Homes	10 Greenview Avenue, South Ripley	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
7997/2024/PFT	Plantation Homes	52 Tomaree Road, White Rock	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
7970/2024/PFT	G&P Builders	51 Tomaree Road, White Rock	Single Dwelling	23/07/2024	Approved	Plumbing Inspector
7981/2024/PFT	Platinum Building Approvals Pty Ltd	190 Barrams Road, White Rock	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
7959/2024/PFT	Coral Homes QLD Pty Ltd	170 Greenview Avenue, White Rock	Single Dwelling	23/07/2024	Approved	Plumbing Inspector
7964/2024/PFT	Hallmark Homes Pty Ltd	183 Greenview Avenue, White Rock	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
7968/2024/PFT	Checkpoint Building Surveyors	83 Tomaree Road, White Rock	Single Dwelling	23/07/2024	Approved	Plumbing Inspector
7960/2024/PFT	Hallmark Homes	135 Carnarvon Drive, White Rock	Single Dwelling	23/07/2024	Approved	Plumbing Inspector
7952/2024/PFT	FRD Homes	108 Orana Street, Redbank Plains	Single Dwelling	23/07/2024	Approved	Plumbing Inspector
7949/2024/PFT	FRD Homes	112 Orana Street, Redbank Plains	Single Dwelling	23/07/2024	Approved	Plumbing Inspector
7953/2024/PFT	FRD Homes	16 Experiment Street, Redbank Plains	Single Dwelling	23/07/2024	Approved	Plumbing Inspector
7951/2024/PFT	FRD Homes	2 Mason Close, Redbank Plains	Single Dwelling	23/07/2024	Approved	Plumbing Inspector
7956/2024/PFT	FRD Homes	16 Mason Close, Redbank Plains	Single Dwelling	23/07/2024	Approved	Plumbing Inspector
7958/2024/PFT	Creation Homes (QLD) Pty Ltd	85 Sunny Crescent, Ripley	Single Dwelling	23/07/2024	Approved	Plumbing Inspector
8068/2024/PFT	YHB Group Pty Ltd	12 Marsdenia Drive, White Rock	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
8074/2024/PFT	YHB Group Pty Ltd	10 Sophora Street, White Rock	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
8077/2024/PFT	Burbank Homes	37 Jockey Crescent, South Ripley	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
8086/2024/PFT	Suncoast Building Approvals	5 Wild Horse Way, White Rock	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
8070/2024/PFT	Metricon Homes Pty Ltd	60 Atherton Drive, Redbank Plains	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
8045/2024/PFT	FRD Homes	14 Experiment Street, Redbank Plains	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
8132/2024/PFT	MP Build	10 Edward Circuit, Deebing Heights	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
8138/2024/PFT	Coral Homes QLD Pty Ltd	7 Vaultier Crescent, South Ripley	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
8130/2024/PFT	Fortitude Homes	8 Greenview Avenue, South Ripley	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
8131/2024/PFT	Coral Homes QLD Pty Ltd	91 Carnarvon Drive, South Ripley	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
8111/2024/PFT	Metricon Homes Pty Ltd	6 Alpine Circuit, Redbank Plains	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
8144/2024/PFT	Metricon Homes Pty Ltd	69 Atherton Drive, Redbank Plains	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
8124/2024/PFT	Checkpoint Building Surveyors	89 Sunny Crescent, Ripley	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
8171/2024/PFT	Platinum Building Approvals Pty Ltd	54 Carnarvon Drive, South Ripley	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
8186/2024/PFT	Karston Homes	9 Tyson Street, White Rock	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
8183/2024/PFT	YHB Group Pty Ltd	2 Olympus Drive, White Rock	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
8177/2024/PFT	YHB Group Pty Ltd	4 Olympus Drive, White Rock	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
8202/2024/PFT	Creation Homes (QLD) Pty Ltd	16 Jockey Crescent, South Ripley	Single Dwelling	26/07/2024	Approved	Plumbing Inspector
8185/2024/PFT	Checkpoint Building Surveyors	15 Wild Horse Way, White Rock	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
8187/2024/PFT	Checkpoint Building Surveyors	67 Tomaree Road, White Rock	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
8181/2024/PFT	Coral Homes QLD Pty Ltd	162 Carnarvon Drive, White Rock	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
8200/2024/PFT	FRD Homes	12 Experiment Street, Redbank Plains	Single Dwelling	26/07/2024	Approved	Plumbing Inspector
8172/2024/PFT	AVJennings Properties Limited	4 Begonia Street, Deebing Heights	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
8173/2024/PFT	AVJennings Properties Limited	6 Begonia Street, Deebing Heights	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
8175/2024/PFT	AVJennings Properties Limited	8 Begonia Street, Deebing Heights	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
8179/2024/PFT	AVJennings Properties Limited	10 Begonia Street, Deebing Heights	Single Dwelling	25/07/2024	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 239 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
8190/2024/PFT	AVJennings Properties Limited	5 Begonia Street, Deebing Heights	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
4996/2024/PPC	ADP Consulting Pty Ltd	2 Binnies Road, Ripley	Commercial Building - Tenancy 3	28/06/2024	Approved	Plumbing Inspector
5742/2024/PPC	ADP Consulting Pty Ltd	2 Binnies Road, Ripley	Commercial Building - Tenancy 5	02/07/2024	Approved	Plumbing Inspector
5944/2024/PPC	ADP Consulting Pty Ltd	2 Binnies Road, Ripley	Commercial Building - Tenancy 6	10/07/2024	Approved	Plumbing Inspector
6389/2024/PPC	Multitech Solutions	47-57 Wildey Street, Raceview	Alcohol and drug rehabilitation facility	01/07/2024	Approved	Plumbing Inspector
7357/2024/PPC	Aqualogical Pty Ltd	227-243 School Road, Redbank Plains	Ball Courts Services Diversion	18/07/2024	Approved	Plumbing Inspector
5281/2024/PPR	DTZ Building Design	52 Ede Road, Redbank Plains	Single Dwelling and Secondary Dwelling	28/06/2024	Approved	Plumbing Inspector
5425/2024/PPR	Eleven Red Pty Ltd	13 Ratnam Road, Redbank Plains	Single Dwelling and Secondary Dwelling	11/07/2024	Approved	Plumbing Inspector
5423/2024/PPR	Eleven Red Pty Ltd	30 Amber Court, Redbank Plains	Single Dwelling and Secondary Dwelling	11/07/2024	Approved	Plumbing Inspector
5422/2024/PPR	Eleven Red Pty Ltd	28 Amber Court, Redbank Plains	Single Dwelling and Secondary Dwelling	11/07/2024	Approved	Plumbing Inspector
5852/2024/PPR	Arise Infra Pty Ltd	223 Redbank Plains Road, Redbank Plains	Community Residence	10/07/2024	Approved	Plumbing Inspector
6387/2024/PPR	TJB Building Certifiers Pty Ltd	210 Mt Flinders Road, Peak Crossing	Single Dwelling and Secondary Dwelling - On-site	02/07/2024	Approved	Plumbing Inspector
6566/2024/PPR	Queensland Wastewater	200 Ipswich Boonah Road, Purga	Shed & On-Site Sewerage Facility Upgrade	02/07/2024	Approved	Plumbing Inspector
6704/2024/PPR	Active Building Approvals Pty Ltd	121 Kedges Road, Redbank Plains	Retrospective Demountable Secondary Dwelling	05/07/2024	Approved	Plumbing Inspector
6685/2024/PPR	Casa Paradiso Constructions Pty Ltd	54 Ede Road, Redbank Plains	Community Residence	10/07/2024	Approved	Plumbing Inspector
6766/2024/PPR	Vermeer Building Certification Pty Ltd	78 Mutdapilly Dip Road, Mutdapilly	Non-Sewered Single Dwelling	04/07/2024	Approved	Plumbing Inspector
6909/2024/PPR	Active Building Approvals Pty Ltd	16 Mahogany Street, Raceview	Secondary Dwelling	09/07/2024	Approved	Plumbing Inspector
7465/2024/PPR	Dixon Homes Pty Ltd	30 Batman Drive, Redbank Plains	Secondary dwelling	22/07/2024	Approved	Plumbing Inspector
7462/2024/PPR	CP Constructions Pty Ltd	40 Ede Road, Redbank Plains	Community Residence	19/07/2024	Approved	Plumbing Inspector
7618/2024/PPR	Mr Matthew James McGuire	29 Michels Street, Ripley	Secondary Dwelling	24/07/2024	Approved	Plumbing Inspector
7657/2024/PPR	The Certifier Pty Ltd	3 Wilkie Avenue, Redbank Plains	Secondary Dwelling	25/07/2024	Approved	Plumbing Inspector
8006/2024/PPR	Apex Certification And Consulting	40 Bloomfield Mews, Ripley	Single Dwelling and Secondary Dwelling	25/07/2024	Approved	Plumbing Inspector
4598/2024/RAL	Mr Shams Ul Arifeen and Dr Sabahat Mahmood	19 Shirley Street, Redbank Plains	Reconfiguring a Lot - One (1) lot into five (5) lots, balance lot and access easement	18/07/2024	Approved	Development Assessment East Manager
5293/2024/RAL	Cascade Property Management Pty Ltd	502/67 Cascade Street, Raceview	Reconfiguring a Lot - One (1) Lots into Twenty-Two (22) Volumetric Lots	19/07/2024	Approved	Development Assessment West Manager
7787/2008/SSP/B	JFP Urban Consultants Pty Ltd	7001 Grampian Drive, Deebing Heights	Lots 1-44, 600, 801, 803 & 901-903	11/07/2024	Approved	Senior Development Compliance Officer
6317/2024/SSP	Focus On Surveying	63 Watercress Boulevard, Redbank Plains	Stage 1 - 29 Units - lots 1 - 17 & 152 - 163 on SP341521 and Lots 100 and 901 on SP321444	28/06/2024	Approved	Development Planning Services Manager
6636/2024/SSP	Dr Babatunde Oladimeji David Sanni	5 Walden Street, Redbank Plains	Lots 1 & 2 on SP346351	08/07/2024	Approved	Senior Development Compliance Officer
3330/2022/SSP/A	Ms Jasmin Singh and Mr Gerald Garainesu Dzirutwe	24 Wilkie Avenue, Redbank Plains	Lots 1-3 on SP337848	22/07/2024	Approved	Senior Development Compliance Officer
7538/2024/SSP	Ipswich City Council	389 Redbank Plains Road, Redbank Plains	Lot 254 on SP326672	19/07/2024	Approved	Senior Development Compliance Officer
7766/2024/SSP	Focus On Surveying	63 Watercress Boulevard, Redbank Plains	Lots 18-27, 126-131, 300 on SP341522	24/07/2024	Approved	Senior Development Compliance Officer
40/2015/SSPRV/AQ	Aw Bidco No. 6 Pty Ltd	7001 Danbulla Street, South Ripley	Lots 3860 - 3865, 7050 & 9023 on SP331213	16/07/2024	Approved	Senior Development Compliance Officer
14284/2021/SSPRV/A	JFP Urban Consultants Pty Ltd	7001 Rhea De Wit Drive, Ripley	Lots 281-316, 391, 392 & 501 on SP343541	17/07/2024	Approved	Development Planning Services Manager
13425/2022/SSPRV/A	Stockland Development	7004 Barrams Road, South Ripley	Lots 7000 & 7057 on SP341343	24/07/2024	Approved	Senior Development Compliance Officer
12507/2023/SSPRV/A	Stockland Development	3 Musgrave Street, South Ripley	Lots 4058 & 4087 on SP345181	19/07/2024	Approved	Senior Development Compliance Officer

DIVISION 2						
Delegated Authority: 87 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
4272/2020/ADP	Cherish Enterprises Pty Ltd	7001 Mur Boulevard, Springfield	Area Development Plan to nominate land for Detached Housing and Open Space, Apartment Building, Attached Houses, Child Care Centre, Community Building, General Store, Indoor Recreation (Gym/Swimming Pool), Medical Centre, Local Shops, Professional Office, Public Utility, Real Estate Display/Sales Office, Service Station, Veterinary Clinic, Automatic Car Wash Reconfiguring a Lot - Three (3) lots into eight hundred and fifty-six (856) residential lots, two (2) management lots, five (5) drainage reserve lots, two (2) local recreation parks and new road. Material Change of Use – Detached House not compliant with the self-assessable criteria.	28/06/2024	Approved	Development Assessment East Manager
2351/2024/ADP	Enhance Property Trust No. 12	6-8 Woodcrest Way, Springfield	Area Development Plan and Material Change of Use - Child Care Centre	19/07/2024	Approved	Development Assessment East Manager
6194/2024/BR	Building Approvals & Advice	5 Barnes Court, Redbank	Siting Variation - Retaining Walls and Fences	02/07/2024	Approved	Building Regulatory Officer
6431/2024/BR	O'Brien Building Consultants Pty Ltd	8 Connell Street, Gailes	Siting variation - Shed	02/07/2024	Approved	Building Regulatory Officer
7158/2024/BR	South East Building Approvals	20 Essex Court, Bellbird Park	Siting Variation - Carport and Retaining Wall/Fence	22/07/2024	Approved	Building Regulatory Officer
7391/2024/BR	Matt Bradley Designs	18 Ashworth Street, Gailes	Amenity and Aesthetics - Reinstatement of Dwelling	19/07/2024	Approved	Building Regulatory Officer
7434/2024/BR	Project BA	21 Benson Street, Spring Mountain	Amenity and Aesthetics - Demolition of a Dwelling	17/07/2024	Approved	Building Regulatory Officer
7439/2024/BR	Project BA	23 Benson Street, Spring Mountain	Amenity and Aesthetics - Demolition of a Dwelling	17/07/2024	Approved	Building Regulatory Officer
7519/2024/BR	Bartley Burns Pty Ltd	1 Old Gumtree Road, Bellbird Park	Siting Variation - Dwelling	25/07/2024	Approved	Building Regulatory Officer
5218/2024/BW	Mr Dinesh Kumar	21/83 Birchwood Crescent, Brookwater	Fence on existing retaining wall	12/07/2024	Approved	Building Certifier
10001/2018/LDR/I	Lendlease Communities (Springfield) Pty Ltd	7001 Belvedere Drive, Spring Mountain	Review of legal documentation - Easement	03/07/2024	Approved	Senior Development Compliance Officer
2728/2015/LDR/A	LandPartners Pty Ltd	30 Health Care Drive, Springfield Central	Legal Document Request - Lots 7, 8 & 9 on SP339571	19/07/2024	Approved	Senior Development Compliance Officer
1428/2016/MAEXT/C	Ms Yu-Pin Chiu	16 Lorikeet Lane, Bellbird Park	Road works, Drainage works and Earthworks	10/07/2024	Approved	Engineering Delivery East Manager
4164/2021/MAEXT/A	Sandsky Developments Pty Ltd	12 Knot Place, Augustine Heights	Extension Application - Landscaping	18/07/2024	Approved	Engineering Delivery East Manager
4240/2013/MAMC/F	James Hardie Australia Pty Ltd	1-35 Cobalt Street, Carole Park	Minor Change - Special Industry - Concrete Manufacturing Plant	10/07/2024	Approved	Development Assessment East Manager
1465/2024/MAMC/A	Mr Ke Qian and Ms Luhua Pan and Mr Guo Wu and others	26-28 Verran Street, Bellbird Park	Minor Change - Reconfiguring a Lot - One (1) Lot into Four (4) Lots plus Access Easements	18/07/2024	Approved	Development Assessment East Manager
7087/2024/OD	Springfield Land Corp. (No.2) Pty Ltd	16 Success Circuit, Augustine Heights	Carrying out Operational Works – Multiple Advertising Structures	22/07/2024	Approved	Development Assessment East Manager
5444/2024/OW	Mr Tung Thanh Hong and Ms Tram Thi Bich Nguyen	19A Church Street, Goodna	Stormwater, Earthworks	28/06/2024	Approved	Acting Engineering Delivery East Manager
5666/2024/PFT	Metricon Homes Pty Ltd	18 Alder Street, Bellbird Park	Single Dwelling	09/07/2024	Approved	Plumbing Inspector
6546/2024/PFT	Plantation Homes	14 Heavitree Street, Spring Mountain	Single Dwelling	04/07/2024	Approved	Plumbing Inspector
6812/2024/PFT	Plantation Homes	15 Mundaring Way, Spring Mountain	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
6900/2024/PFT	Yellowwood Building Group	14 Van Wyk Court, Bellbird Park	Single Dwelling	28/06/2024	Approved	Plumbing Inspector
6865/2024/PFT	FRD Homes	36 Hallett Avenue, Camira	Single Dwelling	28/06/2024	Approved	Plumbing Inspector
6861/2024/PFT	Apex Certification & Consulting Pty Ltd	12 Houghton Street, Spring Mountain	Single Dwelling	03/07/2024	Approved	Plumbing Inspector
6876/2024/PFT	Active Building Approvals Pty Ltd	6 Helix Close, Spring Mountain	Single Dwelling	08/07/2024	Approved	Plumbing Inspector
6856/2024/PFT	Metricon Homes	37 Torres Way, Spring Mountain	Single Dwelling	28/06/2024	Approved	Plumbing Inspector
6879/2024/PFT	Checkpoint Building Surveyors	13 Heavitree Street, Spring Mountain	Single Dwelling	28/06/2024	Approved	Plumbing Inspector
6896/2024/PFT	Checkpoint Building Surveyors	2 Hamersley Court, Spring Mountain	Single Dwelling	28/06/2024	Approved	Plumbing Inspector
6919/2024/PFT	MJR Building Approvals Pty Ltd	25 Tudor Street, Camira	Single Dwelling	01/07/2024	Approved	Plumbing Inspector
6950/2024/PFT	Homes By CMA	74 Capilano Way, Spring Mountain	Single Dwelling	02/07/2024	Approved	Plumbing Inspector
6961/2024/PFT	Clarendon Homes (Qld) Pty Ltd	76 Capilano Way, Spring Mountain	Single Dwelling	02/07/2024	Approved	Plumbing Inspector
7017/2024/PFT	Clarendon Homes (Qld) Pty Ltd	85 Capilano Way, Spring Mountain	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7003/2024/PFT	Checkpoint Building Surveyors	30 Brooklyn Circuit, Spring Mountain	Single Dwelling	02/07/2024	Approved	Plumbing Inspector
7109/2024/PFT	Checkpoint Building Surveyors	75 Capilano Way, Spring Mountain	Single Dwelling	03/07/2024	Approved	Plumbing Inspector
7161/2024/PFT	Checkpoint Building Surveyors	5 Helix Close, Spring Mountain	Single Dwelling	04/07/2024	Approved	Plumbing Inspector
7143/2024/PFT	Checkpoint Building Surveyors	9 Helix Close, Spring Mountain	Single Dwelling	04/07/2024	Approved	Plumbing Inspector



DIVISION 2						
Delegated Authority: 87 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
7282/2024/PFT	Australasian Homes	81 Capilano Way, Spring Mountain	Single Dwelling	09/07/2024	Approved	Plumbing Inspector
7355/2024/PFT	PB3 Building Certification Pty Ltd	8 Kestrel Court, Bellbird Park	Single Dwelling	11/07/2024	Approved	Plumbing Inspector
7435/2024/PFT	Platinum Building Approvals Pty Ltd	25 Mundaring Way, Spring Mountain	Single Dwelling	11/07/2024	Approved	Plumbing Inspector
7474/2024/PFT	Bold Properties	11 Chesapeake Close, Spring Mountain	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7472/2024/PFT	Professional Certification Group Pty Ltd	53 Torres Way, Spring Mountain	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7491/2024/PFT	Coral Homes QLD Pty Ltd	24 Bethanga Way, Spring Mountain	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7529/2024/PFT	Live Lux Homes	207 Belvedere Drive, Spring Mountain	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7608/2024/PFT	Cj Homes Pty Ltd	88 Russell Luhrs Way, Spring Mountain	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7525/2024/PFT	Checkpoint Building Surveyors	33 Torres Way, Spring Mountain	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7636/2024/PFT	Karston Homes	40 Bolte Street, Spring Mountain	Single Dwelling	15/07/2024	Approved	Plumbing Inspector
7639/2024/PFT	Inspire Homes QLD Pty Ltd	52 Barham Way, Spring Mountain	Single Dwelling	15/07/2024	Approved	Plumbing Inspector
7651/2024/PFT	Plantation Homes	51 Heavitree Street, Spring Mountain	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7643/2024/PFT	Karston Homes	10 Heavitree Street, Spring Mountain	Single Dwelling	15/07/2024	Approved	Plumbing Inspector
7662/2024/PFT	FRD Homes	15 Copland Place, Spring Mountain	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7708/2024/PFT	REII Building Certification	82 Capilano Way, Spring Mountain	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7774/2024/PFT	Plantation Homes	2 Standley Place, Spring Mountain	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
7762/2024/PFT	Cj Homes Pty Ltd	28 Vancouver Way, Spring Mountain	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
7800/2024/PFT	Plantation Homes	78 Gladesville Way, Spring Mountain	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
7778/2024/PFT	Vermeer Building Certification Pty Ltd	9 Ivanhoe Street, Spring Mountain	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
7779/2024/PFT	TJB Building Certifiers Pty Ltd	55 Mundaring Way, Spring Mountain	Single Dwelling	18/07/2024	Approved	Plumbing Inspector
7770/2024/PFT	Zoom Constructions Pty Ltd	40 Torres Way, Spring Mountain	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
7826/2024/PFT	REII Building Certification	29 Greg Norman Circuit, Brookwater	Single Dwelling	18/07/2024	Approved	Plumbing Inspector
7813/2024/PFT	REII Building Certification	107 Belvedere Drive, Spring Mountain	Single Dwelling	18/07/2024	Approved	Plumbing Inspector
7824/2024/PFT	REII Building Certification	104 Belvedere Drive, Spring Mountain	Single Dwelling	18/07/2024	Approved	Plumbing Inspector
7851/2024/PFT	Australian Building Approvals Pty Ltd	24 Ivanhoe Street, Spring Mountain	Single Dwelling	18/07/2024	Approved	Plumbing Inspector
7864/2024/PFT	Brighton Homes Queensland	93 Capilano Way, Spring Mountain	Single Dwelling	19/07/2024	Approved	Plumbing Inspector
7860/2024/PFT	Dream Builders And Constructions Pty Ltd	4 Torres Way, Spring Mountain	Single Dwelling	19/07/2024	Approved	Plumbing Inspector
7934/2024/PFT	Plexera Pty Ltd	11 Brooklyn Circuit, Spring Mountain	Single Dwelling	22/07/2024	Approved	Plumbing Inspector
7880/2024/PFT	REII Building Certification	6 Houghton Street, Spring Mountain	Single Dwelling	19/07/2024	Approved	Plumbing Inspector
7896/2024/PFT	Brighton Homes Queensland	4 Dover Street, Spring Mountain	Single Dwelling	19/07/2024	Approved	Plumbing Inspector
7887/2024/PFT	Checkpoint Building Surveyors	76 Brooklyn Circuit, Spring Mountain	Single Dwelling	19/07/2024	Approved	Plumbing Inspector
7974/2024/PFT	Bold Properties	145 Belvedere Drive, Spring Mountain	Single Dwelling	23/07/2024	Approved	Plumbing Inspector
7963/2024/PFT	Burbank Homes	47 Mundaring Way, Spring Mountain	Single Dwelling	23/07/2024	Approved	Plumbing Inspector
8114/2024/PFT	Plexera Pty Ltd	5 Brooklyn Circuit, Spring Mountain	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
8120/2024/PFT	Australasian Homes Pty Ltd	17 Alberg Street, Spring Mountain	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
6217/2024/PPC	East Coast Hydraulics Pty Ltd	1 Main Street, Springfield Central	New Tenancy Connections (T241)	17/07/2024	Approved	Plumbing Inspector
7362/2024/PPC	East Coast Hydraulics Pty Ltd	17/1 Springfield Lakes Boulevard, Springfield Lakes	Tenancy Fitout - Desi Chaat	18/07/2024	Approved	Plumbing Inspector
7331/2024/PPC	BRW Hydraulics Pty Ltd	2/140 Mica Street, Carole Park	Badminton Courts Amenities Fitout	17/07/2024	Approved	Plumbing Inspector
7448/2024/PPC	BRW Hydraulics Pty Ltd	2 Tournament Drive, Brookwater	Proposed My Life Medical Extension Works at Woolworths Shopping Village	19/07/2024	Approved	Plumbing Inspector
7772/2024/PPC	Aqualogical Pty Ltd	42 Wellness Way, Springfield Central	St. Peters Lutheran College - Curnnow House Wellness room, Ipswich	25/07/2024	Approved	Plumbing Inspector
6445/2024/PPR	CI Constructions QLD Pty Ltd	18 Tallowood Street, Spring Mountain	Granny Flat	03/07/2024	Approved	Plumbing Inspector
6857/2024/PPR	Gallery Homes Pty Ltd	7 Alder Street, Bellbird Park	Single Dwelling and Secondary Dwelling	19/07/2024	Approved	Plumbing Inspector

DIVISION 2						
Delegated Authority: 87 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
6933/2024/PPR	Gallery Homes Pty Ltd	2 Alder Street, Bellbird Park	Single Dwelling and Secondary Dwelling	19/07/2024	Approved	Plumbing Inspector
6937/2024/PPR	Gallery Homes Pty Ltd	13 Alder Street, Bellbird Park	Single Dwelling and Secondary Dwelling	24/07/2024	Approved	Plumbing Inspector
7324/2024/PPR	Gallery Homes Pty Ltd	12 Alder Street, Bellbird Park	Single Dwelling and Secondary Dwelling	16/07/2024	Approved	Plumbing Inspector
7340/2024/PPR	BB Civil	115A Johnston Street, Bellbird Park	Domestic Water Service for future Single Dwelling	22/07/2024	Approved	Plumbing Inspector
7333/2024/PPR	Gallery Homes Pty Ltd	11 Alder Street, Bellbird Park	Single Dwelling and Secondary Dwelling	16/07/2024	Approved	Plumbing Inspector
7765/2024/PPR	Buildcert QLD Pty Ltd	25 Lakes Entrance Drive, Springfield Lakes	Secondary Dwelling	25/07/2024	Approved	Plumbing Inspector
8100/2024/PPR	Bartley Burns Pty Ltd	58 St Augustine'S Drive, Augustine Heights	Secondary Dwelling	26/07/2024	Approved	Plumbing Inspector
11001/2021/SSP/A	Gmc Surveying	8 Success Circuit, Augustine Heights	Lots 1-3 on SP338773	28/06/2024	Approved	Senior Development Compliance Officer
4913/2022/SSP/A	Mr Angus Warnick	12 Purser Road, Augustine Heights	Lot 2 on SP336009	24/07/2024	Approved	Senior Development Compliance Officer



DIVISION 3						
Delegated Authority: 64 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
5169/2024/BR	Mackie Construction Consultants	10A Lion Street, Ipswich	Siting Variation - Carport and Roofed Deck	08/07/2024	Approved	Building Regulatory Officer
5418/2024/BR	O'Brien Building Consultants Pty Ltd	20 Chubb Street, One Mile	Amenity and Aesthetics - Carport Siting Variation - Carport	01/07/2024	Approved	Building Regulatory Officer
6432/2024/BR	Ms Sandra Kathleen Cummings	33 Bellevue Road, Goodna	Siting variation - Auxiliary Unit	04/07/2024	Approved	Building Regulatory Officer
6507/2024/BR	Dynamic Building Approvals Pty Ltd	62A Tiger Street, West Ipswich	Siting Variation - Carport	03/07/2024	Approved	Building Regulatory Officer
6582/2024/BR	Mrs Kylie Hartnett	23 Brilliant Street, Newtown	Amenity and Aesthetics/Siting Variation - Shed	03/07/2024	Approved	Building Regulatory Officer
6669/2024/BR	Cornerstone Building Certification Pty Ltd	11 Watsonia Drive, Leichhardt	Siting Variation - Auxiliary Unit	08/07/2024	Approved	Building Regulatory Officer
6683/2024/BR	Ms Storm Higgins and Mr Kurt Bruce Ison	18 Thomas Street, Sadliers Crossing	Siting Variation - Shed	04/07/2024	Approved	Building Regulatory Officer
6787/2024/BR	All Maintenance N Carpentry	4 Bellhaven Drive, Bundamba	Siting Variation - Alterations/Additions to Dwelling	09/07/2024	Approved	Building Regulatory Officer
7097/2024/BR	The Brick Matrix Pty Ltd	49 Cole Street, Silkstone	Siting Variation - Duplex (Community Residence)	12/07/2024	Approved	Building Regulatory Officer
7250/2024/BR	Professional Certification Group Pty Ltd	11 Mallow Court, Collingwood Park	Siting Variation/Amenity and Aesthetics - Retaining Wall and Fence	19/07/2024	Approved	Building Regulatory Officer
7336/2024/BR	Gibcul Pty Ltd	32 Vivian Street, Eastern Heights	Siting Variation - Carport	16/07/2024	Approved	Building Regulatory Officer
7394/2024/BR	Matt Bradley Designs	48 Flinders Drive, Leichhardt	Amenity and Aesthetics - Reinstatement of Dwelling	19/07/2024	Approved	Building Regulatory Officer
7447/2024/BR	Construct 81	20 Glebe Road, Newtown	Siting variation - Shed	22/07/2024	Approved	Building Regulatory Officer
7562/2024/BR	Pronto Building Approvals	24 Watsonia Drive, Leichhardt	Siting variaton - Patio	25/07/2024	Approved	Building Regulatory Officer
6250/2022/CA	Baird & Hayes Surveyors And Town Planners	16 Hayne Street, Woodend	Reconfiguring a Lot - One (1) Lot into Two (2) Lots Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining)	12/07/2024	Approved	Senior Planner (Development)
13529/2023/CA	Ca & Cr Pty Ltd	3 Chelmsford Avenue, Ipswich	Material Change of Use - Business Use (Medical Centre – Specialist/Professional/Consultant Suites) Building works not associated with a material change of use (partial demolition of less than 20% of the pre 1946 fabric of a character building and extension to a character building)	18/07/2024	Approved	Senior Planner (Development)
1646/2020/LDR/A	Hospital Corporation Australia Pty Ltd	8 Pring Street, Ipswich	Legal Document Request	08/07/2024	Approved	Senior Development Compliance Officer
2885/2023/LDR/A	Perpetual Corporate Trust Limited	88 Hume Drive, Bundamba	Preparation of legal documentation - Easement	19/07/2024	Approved	Senior Development Compliance Officer
8530/2023/LDR/A	Mr Matt Geyle	18 River Road, Redbank	Legal Document Request - Lots 1 & 2 on SP341773	23/07/2024	Approved	Senior Development Compliance Officer
2353/2010/MAEXT/D	Siva Pty Ltd	21A Dudleigh Street, Booval	Extension to Currency Period Application - Material Change of Use - Dual Occupancy	28/06/2024	Approved	Acting Development Assessment Central Manager
7576/2022/MAMC/A	Benstead Holdaway	7 Milford Street, Ipswich	Minor Change - Material Change of Use - Community Use (Child Care Centre), Business Use (Office, Cafe and Medical Centre) and Community Use - Educational Establishment	25/07/2024	Approved	Development Assessment Central Manager
9462/2023/MCU	Prosperity Homes Pty Ltd	142 Jacaranda Street, North Booval	Material Change of Use - Multiple Residential (five (5) units)	03/07/2024	Approved	Acting Development Assessment Central Manager
13487/2023/MCU	Baird & Hayes Surveyors And Town Planners	153 Jacaranda Street, North Booval	Material Change of Use - Multiple Residential - Sixteen (16) Units	02/07/2024	Approved	Acting Development Assessment Central Manager
5723/2024/MCU	Institute For Urban Indigenous Health Limited	128 Blackstone Road, Silkstone	Material Change of Use - Business Use (Medical Centre)	02/07/2024	Approved	Acting Development Assessment Central Manager
3750/2024/OD	Construct 81 Building & Maintenance	12 Grange Road, Silkstone	Carrying out building work not associated with a material change of use - Shed with Awning	09/07/2024	Approved	Senior Planner (Development)
6318/2024/OD	Plan A Town Planning Pty Ltd	14 Sinclair Street, Newtown	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone	28/06/2024	Approved	Acting Development Assessment Central Manager
6871/2024/OD	Mr Reece Travis Willcox	3 Railway Street, East Ipswich	Carrying out building work not associated with a material change of use - Carport and Shed in a Character Zone	28/06/2024	Approved	Acting Development Assessment Central Manager
6966/2024/OD	O'Brien Building Consultants Pty Ltd	9 Brilliant Street, Newtown	Carrying out building work not associated with a material change of use - Carport and Shed in a Character Zone	28/06/2024	Approved	Acting Development Assessment Central Manager
7026/2024/OD	Better Design Consultancy	7 Tallon Street, Sadliers Crossing	Carrying out building work not associated with a material change of use - Carport in a Character Zone	01/07/2024	Approved	Acting Development Assessment Central Manager
13627/2023/OW	Ampflo Pty Ltd	7001 Collingwood Drive, Collingwood Park	Rate 3 Streetlighting - Woodlinks Village Stage 18	09/07/2024	Approved	Acting Engineering Delivery East Manager
2032/2024/OW	QLD Property Group	22 George Rant Court, Goodna	Road work, Drainage work, Stormwater, Earthworks	25/07/2024	Approved	Engineering Delivery East Manager
3087/2024/OW	CMT Engineers Pty Ltd	1 Mcewan Street, Riverview	Road work, Stormwater, Drainage work, Earthworks, Signage	03/07/2024	Approved	Acting Engineering Delivery East Manager

DIVISION 3						
Delegated Authority: 64 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
3485/2024/OW	Kommand Pty Ltd	12 Francis Lane, Sadliers Crossing	Earthworks	23/07/2024	Approved	Engineering Delivery West Manager
6041/2024/OW	Mr Peter Nicholas King and Mrs Mary-Ann Jean King	29 Law Street South, Redbank	Landscaping	03/07/2024	Approved	Acting Engineering Delivery East Manager
6311/2024/OW	Shiv Sharman Pty Ltd	8A Cole Street, Booval	Stormwater, Earthworks	22/07/2024	Approved	Engineering Delivery West Manager
2792/2024/PFT	Dixon Homes	7A Thompson Street, Silkstone	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
6854/2024/PFT	REII Building Certification	35 Soapberry Circuit, Collingwood Park	Single Dwelling	28/06/2024	Approved	Plumbing Inspector
6855/2024/PFT	Buildable Approvals	102 Neumann Drive, Collingwood Park	Single Dwelling	28/06/2024	Approved	Plumbing Inspector
6917/2024/PFT	Breezing Living	14A River Road, Bundamba	Single Dwelling	01/07/2024	Approved	Plumbing Inspector
7047/2024/PFT	Yellowwood Building Group	24 Citrus Crescent, Collingwood Park	Single Dwelling	02/07/2024	Approved	Plumbing Inspector
7246/2024/PFT	Checkpoint Building Surveyors	78 Drysdale Crescent, Bundamba	Single Dwelling	08/07/2024	Approved	Plumbing Inspector
7320/2024/PFT	Avia Homes Australia Pty Ltd	40 Soapberry Circuit, Collingwood Park	Single Dwelling	09/07/2024	Approved	Plumbing Inspector
7334/2024/PFT	Golden Bee Homes Pty Ltd	10 Cameo Court, Collingwood Park	Single Dwelling	10/07/2024	Approved	Plumbing Inspector
7629/2024/PFT	Avia Homes Australia Pty Ltd	30 Soapberry Circuit, Collingwood Park	Single Dwelling	15/07/2024	Approved	Plumbing Inspector
7954/2024/PFT	Tribeca Homes	5 Mallow Court, Collingwood Park	Single Dwelling	23/07/2024	Approved	Plumbing Inspector
8004/2024/PFT	Easybuild Homes	24 Laurina Close, Collingwood Park	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
8129/2024/PFT	FRD Homes	23 Highfield Street, Bundamba	Single Dwelling	25/07/2024	Approved	Plumbing Inspector
7266/2024/PPC	Triple Consultants	256 Brisbane Street, West Ipswich	Shop Fitout	26/07/2024	Approved	Plumbing Inspector
7360/2024/PPC	Aqualogical Pty Ltd	1 Collingwood Drive, Redbank	Sanitary Plumbing/Drainage, Cold Water Services, Hot Water Services - T2407007 S+S Hair and Beauty	18/07/2024	Approved	Plumbing Inspector
7415/2024/PPC	MDA Consulting Engineers	2 Hume Drive, Bundamba	Warehouse - New provisional connection point for future works	19/07/2024	Approved	Plumbing Inspector
7461/2024/PPC	Aqualogical Pty Ltd	10 Hansells Parade, Riverview	Industrial Development	22/07/2024	Approved	Plumbing Inspector
7541/2024/PPC	CL Hydraulics	56 Hawkins Crescent, Bundamba	Proposed extension to existing shed building (Stage 3)	24/07/2024	Approved	Plumbing Inspector
5615/2024/PPR	Allegra Homes	52 Elijah Crescent, Redbank	Single Dwelling and Secondary Dwelling	24/07/2024	Approved	Plumbing Inspector
6638/2024/PPR	STA Consulting Engineers	49 Cole Street, Silkstone	National Disability Insurance Scheme Development	19/07/2024	Approved	Plumbing Inspector
6768/2024/PPR	Vermeer Building Certification Pty Ltd	4 Ian Street, Eastern Heights	Secondary Dwelling	08/07/2024	Approved	Plumbing Inspector
6809/2024/PPR	TJB Building Certifiers Pty Ltd	49 Andrew Street, Bundamba	Single Dwelling and Secondary Dwelling	26/07/2024	Approved	Plumbing Inspector
7222/2024/PPR	Integrated Construction Approvals	90 Barclay Street, Bundamba	Secondary Dwelling	12/07/2024	Approved	Plumbing Inspector
7354/2024/PPR	Karston Homes	97 Neumann Drive, Collingwood Park	Single Dwelling and Secondary Dwelling	16/07/2024	Approved	Plumbing Inspector
1194/2024/RAL	Alliance Unit Pty Ltd	14A Dudleigh Street, Booval	Reconfiguring a Lot - One (1) lot into two (2) lots	17/07/2024	Approved	Senior Planner (Development)
6848/2024/RAL	Riverview Developments Holdings Pty Ltd	1 Mcewan Street, Riverview	Reconfiguring a Lot - Boundary Realignment (two (2) lots into two (2) lots)	15/07/2024	Approved	Development Assessment East Manager
7312/2024/RAL	Mr Craig John Cardinal	7 Walker Street, Ipswich	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	16/07/2024	Approved	Senior Planner (Development)
8530/2023/SSP/A	Mr Matt Geyle	18 River Road, Redbank	Lots 1 & 2 on SP341773	02/07/2024	Approved	Senior Development Compliance Officer
10826/2022/SSP/A	Ebbw Vale Resi Pty Ltd	21A Whitwood Road, Ebbw Vale	Lots 101 & 102 on SP345679	02/07/2024	Approved	Senior Development Compliance Officer
4587/2023/SSP/A	Apprenticeships Queensland Limited	4 Tallon Street, Sadliers Crossing	Lots 31 & 32 on SP342041	28/06/2024	Approved	Senior Development Compliance Officer

DIVISION 4						
Delegated Authority: 61 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
11809/2023/BR	Integrated Building Certification	18 Phar Lap Parade, Karalee	Amenity and Aesthetics - Shed	08/07/2024	Approved	Building Regulatory Officer
5628/2024/BR	Project BA	5 W M Hughes Street, North Ipswich	Amenity and Aesthetics - Reinstatement of a Dwelling	02/07/2024	Approved	Building Regulatory Officer
6386/2024/BR	Burbank Homes	29 Timothy Crescent, Rosewood	Siting variation - Dwelling	01/07/2024	Approved	Building Regulatory Officer
6481/2024/BR	Construct 81	26 Sandalwood Drive, Yamanto	Siting Variation - Shed	03/07/2024	Approved	Building Regulatory Officer
6684/2024/BR	Precision Building Certification	58 Bourke Street, Brassall	Siting variation - Carport	04/07/2024	Approved	Building Regulatory Officer
6840/2024/BR	O'Brien Building Consultants Pty Ltd	8 Darzee Street, Brassall	Siting Variation - Carport	12/07/2024	Approved	Building Regulatory Officer
6815/2024/BR	Debret Pty Ltd	10 Louisa Place, Karalee	Amenity and Aesthetics - Shed Siting Variation - Shed	11/07/2024	Approved	Building Regulatory Officer
7034/2024/BR	Precision Building Certification	96 Haig Street, Brassall	Siting Variation - Carport	10/07/2024	Approved	Building Regulatory Officer
7067/2024/BR	Pronto Building Approvals	62 Sarah Drive, Yamanto	Siting Variation - Patio	10/07/2024	Approved	Building Regulatory Officer
7084/2024/BR	Mr Baden Alan Lyell and Mrs Tegan Ann Lyell	91 Owens Street, Marburg	Amenity and Aesthetics/Siting Variation - Shed	22/07/2024	Approved	Building Regulatory Officer
7231/2024/BR	Precision Building Certification	5 Weda Street, Churchill	Siting Variation - Carport	16/07/2024	Approved	Building Regulatory Officer
7509/2024/BR	Construct 81	32A Moores Pocket Road, Tivoli	Amenity and Aesthetics - Carport Siting variation - Carport	25/07/2024	Approved	Building Regulatory Officer
7506/2024/BR	Construct 81	126 Aspect Way, Karalee	Amenity and Aesthetics - Shed	24/07/2024	Approved	Building Regulatory Officer
7495/2024/BR	Mr Stephen Nielson	524 Tallegalla Road, Tallegalla	Amenity and Aesthetics - Removal Dwelling	23/07/2024	Approved	Building Regulatory Officer
22/2023/BW	Mr Raymond Edward William Jensen	9-11 First Avenue, Barellan Point	Open Carport	05/07/2024	Approved	Building Certifier
2743/2024/BW	Mr Darren Scott Kay	2 Midland Street, Yamanto	Detached Open Carport	26/07/2024	Approved	Building Certifier
6789/2024/BW	Ipswich City Council	10 Comona Court, Wulkuraka	Demolition of all buildings & structures on site	02/07/2024	Approved	Building Certifier
3758/2023/CA	Mr David Jules Israel	396 Rosewood Marburg Road, Tallegalla	Material Change of Use - Tourist Facility, Caretaker Residential and Major Utility (On-Site Wastewater Treatment); and Operational Works (Earthworks and Stormwater)	22/07/2024	Approved	Acting Development Assessment West Manager
8948/2023/CA	Sargeant Planning	44 Dances Road, Mount Marrow	Reconfiguring a Lot - One (1) Lot into Fifteen (15) Lots plus Balance Lot, Drainage Lot and New Road and Material Change of Use - Single Residential (all lots)	10/07/2024	Approved	Acting Development Assessment Central Manager
8620/2018/LDR/B	LandPartners	66 Cranes Road, North Ipswich	Preparation of legal documentation - Transfer and Easement	03/07/2024	Approved	Senior Development Compliance Officer
7640/2003/LDR/B	Gobbo Holdings Pty Ltd	7000 Argows Road, Haigslea	Legal Document Request - Lots 26-43 on SP344167	19/07/2024	Approved	Senior Development Compliance Officer
10312/2023/MCU	Mr Wayne Alexander Harper and Ms Trish Harper	10 Holmes Street, North Ipswich	Material Change of Use - Single Residential in a Character Zone	28/06/2024	Approved	Acting Development Assessment Central Manager
12001/2023/MCU	Mrs Liezl Roets and Mr Morne Roets	203 Mustering Gully Road, Chuwar	Material Change of Use - Single Residential affected by a Development Constraints Overlay (OV1 Transitional Bushfire Risk Area)	05/07/2024	Approved	Development Assessment East Manager
2132/2024/MCU	Mrs Michaela Naomi Hasted and Mr Daniel James Hasted	114 Riverside Drive, Muirlea	Material Change of Use - Home Based Activity - (PPE Sales)	12/07/2024	Approved	Acting Development Assessment Central Manager
3633/2024/MCU	Aurizon Operations Limited	83 Mill Street, Rosewood	Material Change of Use - Major Utility (Train Crew Depot)	04/07/2024	Approved	Acting Development Assessment West Manager
9994/2023/OD	Lipoma Pty Ltd	2 The Terrace, North Ipswich	Operational Works - Advertising Devices (Two (2) Wall Signs)	28/06/2024	Approved	Acting Development Assessment Central Manager
2147/2024/OW	JG Walloon Development Pty Ltd and MB Walloon Development Pty Ltd and Title Capital Licence Co. Pt	7001 Parkland Drive, Walloon	Rate 3 Streetlighting - Dawn Estate Stage 6E	12/07/2024	Approved	Acting Engineering Delivery West Manager
3081/2024/OW	Ampflo Pty Ltd	56 Windle Road, Brassall	Rate 3 Streetlighting - 56-64 Windle Road Stages 2 & 3	08/07/2024	Approved	Acting Engineering Delivery West Manager
3078/2024/OW	JG Walloon Development Pty Ltd and MB Walloon Development Pty Ltd and Title Capital Licence Co. Pt	7001 Parkland Drive, Walloon	Rate 3 Streetlighting - Dawn Estate Stage 6D	17/07/2024	Approved	Acting Engineering Delivery West Manager
4317/2024/OW	Andrew Gold Landscape Architecture	274 Mt Crosby Road, Chuwar	Landscaping	02/07/2024	Approved	Acting Engineering Delivery East Manager
6393/2024/OW	Rigour Engineering	29 Kunkala Court, Rosewood	Crossover/Roadway	22/07/2024	Approved	Engineering Delivery West Manager
6946/2024/PFT	Fortitude Homes Pty Ltd	11 Abbott Street, Walloon	Single Dwelling	02/07/2024	Approved	Plumbing Inspector
7237/2024/PFT	Fortitude Homes Pty Ltd	24 Neilson Way, Walloon	Single Dwelling	11/07/2024	Approved	Plumbing Inspector
7265/2024/PFT	Plantation Homes	10 Barty Close, Brassall	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
7261/2024/PFT	Checkpoint Building Surveyors	23 Stewart Street, Walloon	Single Dwelling	09/07/2024	Approved	Plumbing Inspector

DIVISION 4						
Delegated Authority: 61 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
7330/2024/PFT	Avia Homes Australia Pty Ltd	88 Parkland Drive, Walloon	Single Dwelling	10/07/2024	Approved	Plumbing Inspector
7353/2024/PFT	Karston Homes	18 Davis Way, Walloon	Single Dwelling	11/07/2024	Approved	Plumbing Inspector
7388/2024/PFT	Platinum Building Approvals Pty Ltd	6 Hugo Street, Rosewood	Single Dwelling	11/07/2024	Approved	Plumbing Inspector
7412/2024/PFT	Clarendon Homes (Qld) Pty Ltd	9 Barty Close, Brassall	Single Dwelling	11/07/2024	Approved	Plumbing Inspector
7408/2024/PFT	Fortitude Homes Pty Ltd	64 Banjo Drive, Walloon	Single Dwelling	11/07/2024	Approved	Plumbing Inspector
7492/2024/PFT	TJB Building Certifiers Pty Ltd	88 Vassallo Drive, Rosewood	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7535/2024/PFT	Checkpoint Building Surveyors	16 Neilson Way, Walloon	Single Dwelling	12/07/2024	Approved	Plumbing Inspector
7674/2024/PFT	DTZ Building Design Pty Ltd	2 Malouf Close, Walloon	Single Dwelling	16/07/2024	Approved	Plumbing Inspector
7613/2024/PFT	Resi Design Homes	151 Workshops Street, Brassall	Single Dwelling	15/07/2024	Approved	Plumbing Inspector
7793/2024/PFT	TJB Building Certifiers Pty Ltd	38 Banjo Drive, Walloon	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
7760/2024/PFT	Silkwood Homes Pty Ltd	82 Banjo Drive, Walloon	Single Dwelling	17/07/2024	Approved	Plumbing Inspector
7849/2024/PFT	Karston Homes	52 Banjo Drive, Walloon	Single Dwelling	18/07/2024	Approved	Plumbing Inspector
8088/2024/PFT	Buildable Approvals	80 Banjo Drive, Walloon	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
8118/2024/PFT	Checkpoint Building Surveyors	9 Neilson Way, Walloon	Single Dwelling	24/07/2024	Approved	Plumbing Inspector
7790/2024/PPC	MRP Hydraulic & Fire Services Consultants Pty Ltd	59 Haig Street, Brassall	McDonalds Refurbishment Works	25/07/2024	Approved	Plumbing Inspector
6345/2024/PPR	KNM Plumbing Pty Ltd	9-15 Coal Road, Chuwar	On site sewerage Facility Upgrade	28/06/2024	Approved	Plumbing Inspector
6688/2024/PPR	Gm & Jr Bichel	350 Haigslea Malabar Road, Haigslea	Secondary Dwelling	04/07/2024	Approved	Plumbing Inspector
6769/2024/PPR	TJB Building Certifiers Pty Ltd	94 Wybalena Road, Pine Mountain	Extension to Non-Sewered Single Dwelling	05/07/2024	Approved	Plumbing Inspector
6806/2024/PPR	Bold Properties	2 Abraham Court, Marburg	Non-Sewered Single Dwelling	12/07/2024	Approved	Plumbing Inspector
6906/2024/PPR	Stroud Homes Brisbane West	19 Toft Street, Marburg	Non-Sewered Single Dwelling - On-site	09/07/2024	Approved	Plumbing Inspector
7286/2024/PPR	Mr Ryan Paul Jones	52 Downs Street, North Ipswich	Single Dwelling (relocatable home)	16/07/2024	Approved	Plumbing Inspector
7445/2024/PPR	MBPC Australia Pty Ltd	21-25 Karrabin Rosewood Road, Karrabin	On-Site Sewerage Facility Upgrade	22/07/2024	Approved	Plumbing Inspector
671/2024/RAL	Curtis Winwood	35 William Street, Marburg	Reconfiguring a Lot - One (1) Lot into Twenty-Four (24) Lots plus Drainage Reserve	05/07/2024	Approved	Acting Development Assessment West Manager
4011/2024/RAL	Baird & Hayes Surveyors And Town Planners	154-162 Arthur Summervilles Road, Karalee	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	23/07/2024	Approved	Development Assessment East Manager
4844/2022/SSP/A	Mr Shannen Cooper	14 Paluma Place, Karalee	Lots 1 & 2 on SP341516	18/07/2024	Approved	Senior Development Compliance Officer
10390/2023/SSP/A	Mr Jack Numan Berry	59 Lobb Street, Churchill	Lots 51 & 52 on SP344173	02/07/2024	Approved	Senior Development Compliance Officer