



City of  
**Ipswich**

## **AGENDA**

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

Tuesday, 3 December 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> )<br>Councillor Paul Tully ( <b>Deputy Chairperson</b> ) | Mayor Teresa Harding<br>Deputy Mayor Nicole Jonic<br>Councillor Jim Madden<br>Councillor Marnie Doyle<br>Councillor David Martin |



## INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE AGENDA

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|          | <b>Welcome to Country or Acknowledgment of Country</b>                                                                                                                                                                                                                  |          |
|          | <b>Declarations of Interest</b>                                                                                                                                                                                                                                         |          |
|          | <b>Business Outstanding</b><br>Infrastructure, Planning and Assets Committee 14 November 2024 <ul style="list-style-type: none"> <li>Item 1 - Capital Investment in Provisional Projects Policy - Proposed Amendments – deferred until February 2025 meeting</li> </ul> |          |
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|          | <b>Questions / General Business</b>                                                                                                                                                                                                                                     |          |

\*\* Item includes confidential papers

**INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2024(07)**

**3 DECEMBER 2024**

AGENDA

**WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY**

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

**BUSINESS OUTSTANDING**

Infrastructure, Planning and Assets Committee 14 November 2024

- Item 1 - Capital Investment in Provisional Projects Policy - Proposed Amendments – deferred until February 2025 meeting

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1. **RESPONSE TO PETITION - RESIDENTIAL UNIT DEVELOPMENTS ALONG W M HUGHES STREET, NORTH IPSWICH**

This is a report concerning approved and proposed residential development in the vicinity of WM Hughes Street, North Ipswich.

A petition was received early in 2024 regarding the development underway and proposed in this area. Importantly, a significant development application which was the primary impetus for this petition has commenced public notification.

Residents should consider submitting properly made submissions against this application, as well as collecting and submitting any petitions regarding the proposal during the public notification period of 7 November 2024 to 19 December 2024.

**RECOMMENDATION**

- A. That the report be received and the contents noted.
- B. That a written response be provided to the petitioners, encouraging them to make properly made submissions during the public notification period.
-

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## **CONFIRMATION OF MINUTES**

2. CONFIRMATION OF MINUTES OF THE INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2024(06) OF 14 NOVEMBER 2024

## **RECOMMENDATION**

That the minutes of the Infrastructure, Planning and Assets Committee held on 14 November 2024 be confirmed.

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## **OFFICERS' REPORTS**

3. CITY OF IPSWICH LOCAL HOUSING ACTION PLAN (LHAP)

This is a report concerning the *draft City of Ipswich Local Housing Action Plan (LHAP)*.

Council officers, in collaboration with the LGAQ and with the support of relevant officers of state government agencies, have developed a *draft City of Ipswich Local Housing Action Plan (LHAP)* to respond to current and emerging housing challenges and facilitate housing outcomes at a local level. The draft LHAP is a non-statutory and 'living document' prepared in response to Action 5 of the state government's *Queensland Housing and Homelessness Action Plan 2021-2025*. The plan provides a framework for delivering housing with support that is integrated across government, the private and not-for-profit sectors.

More than 30 local housing action plans have been adopted by Councils across Queensland. Each Council is responsible for the actions in their plan however, some actions will need assistance from the state government and local stakeholders to implement. The draft LHAP is informed by evidence and information from various sources, and details 40 proposed priority actions Council can take to support and encourage housing availability and affordability in the Ipswich LGA.

The draft LHAP will provide a mechanism to bring together all stakeholders that can influence housing outcomes in the Ipswich LGA to work collaboratively to deliver the 40 actions in the plan. The draft LHAP can also be used by Council as an important advocacy document to leverage funding opportunities, such as the recent state government planning scheme support fund, to facilitate the delivery of the plan's actions and demonstrate what Council in partnership is actively doing to address the housing challenge in the Ipswich LGA.

Adopting the LHAP would enable Council to begin to progress the proposed priority actions set out in the plan for the benefit of the community, in partnership with the state government, private and community sectors.

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RECOMMENDATION

- A. That Council adopt the *City of Ipswich Local Housing Action Plan* (LHAP) in Attachment 1.
- B. That the LHAP actions be progressed and reported annually to Council and the state government.
- C. That the LHAP actions be further developed and refined to continue to address the housing challenges in the Ipswich LGA.

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4. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 26 September 2024 to 29 October 2024.

RECOMMENDATION

That the Exercise of Delegation report for the period 26 September 2024 to 29 October 2024 be received and the contents noted.

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5. 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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6. ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY REPORT OCTOBER 2024

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

RECOMMENDATION

That the report on capital delivery by the Asset and Infrastructure Services Department for the month of October 2024 be received and the contents noted.

**NOTICES OF MOTION**

**MATTERS ARISING**

**QUESTIONS / GENERAL BUSINESS**

Doc ID No: A10960430

ITEM: 1

SUBJECT: RESPONSE TO PETITION - RESIDENTIAL UNIT DEVELOPMENTS ALONG W M  
HUGHES STREET, NORTH IPSWICH

AUTHOR: SENIOR PLANNER (DEVELOPMENT)

DATE: 21 NOVEMBER 2024

### EXECUTIVE SUMMARY

This is a report concerning approved and proposed residential development in the vicinity of WM Hughes Street, North Ipswich.

A petition was received early in 2024 regarding the development underway and proposed in this area. Importantly, a significant development application which was the primary impetus for this petition has commenced public notification.

Residents should consider submitting properly made submissions against this application, as well as collecting and submitting any petitions regarding the proposal during the public notification period of 7 November 2024 to 19 December 2024.

### RECOMMENDATION/S

- A. That the report be received and the contents noted.
- B. That a written response be provided to the petitioners, encouraging them to make properly made submissions during the public notification period.

### RELATED PARTIES

Petitioners, including principal petitioner William Ivers.

### IFUTURE THEME

A Trusted and Leading Organisation

### PURPOSE OF REPORT/BACKGROUND

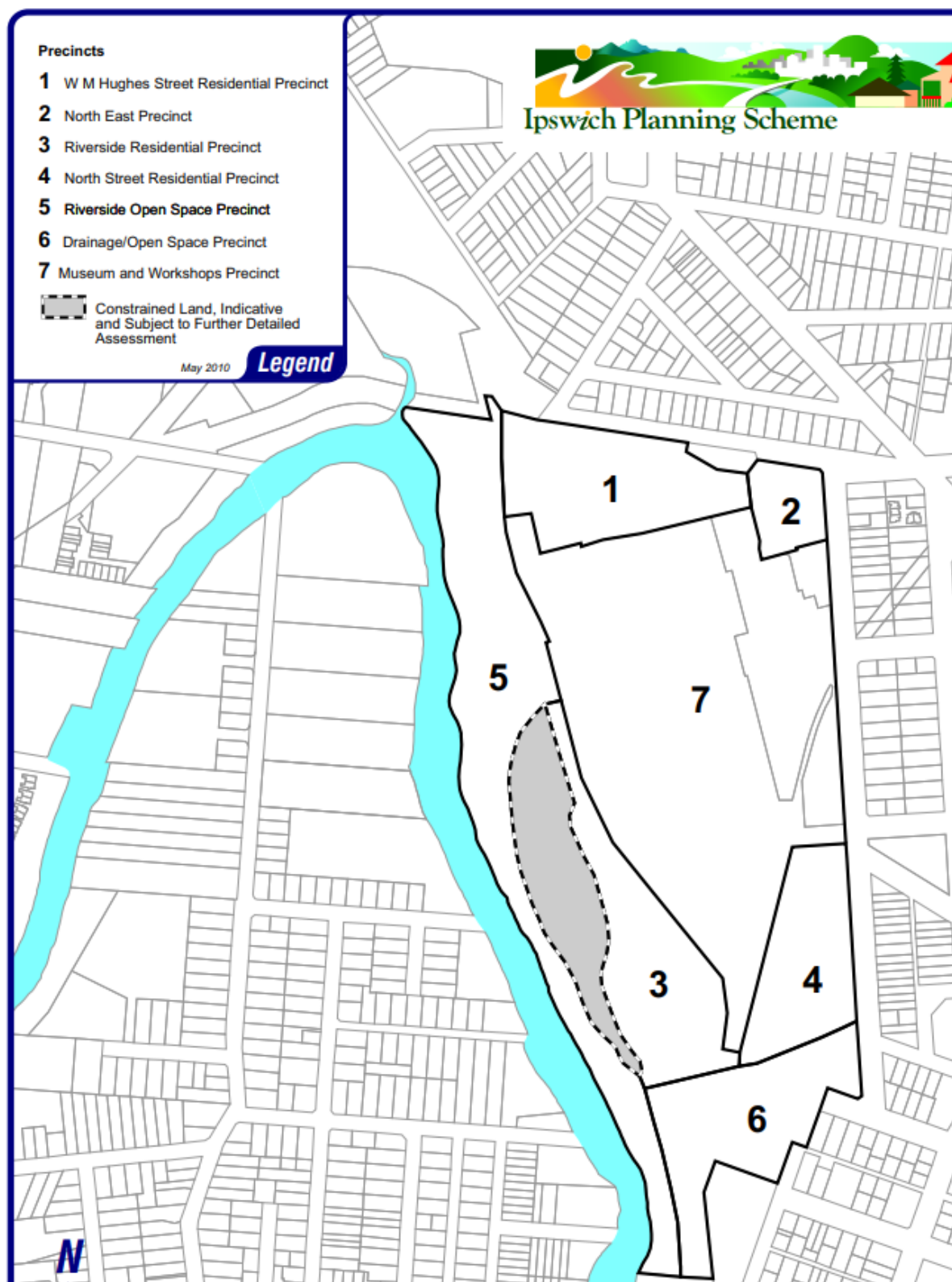
The petition in question called for responses to 2 core matters:

1. ***'Halt all floodplain development and take action to remediate the floodplain to restore its flood capacity.'***
2. ***'Change floodplain operational works to be impact assessed, not code assessed.'***

### ***Development Background***

Development in the vicinity of WM Hughes Street has been planned for a significant period of time, formally commencing in around 2005/2006. The original development proposal included land from WM Hughes Street to the north, and the David Trumpy bridge to the east. The planning encapsulated the area of the Railway Workshops, and former lands surrounding the railway workshops which were disposed of to the original developer.

The result of early planning in this area identifies the potential for development of the precinct including a Shopping Centre, and surrounding mixed use proposals which included the potential for residential development. This intent is reinforced in the 2006 Ipswich Planning Scheme ([Division 21—Special Opportunity Zone](#)).



Of particular relevance are precincts 1, 4, 5, and 6 which foreshadowed residential development of these precincts.

Parts of these precincts have been identified as being constrained, including by flooding impacts.



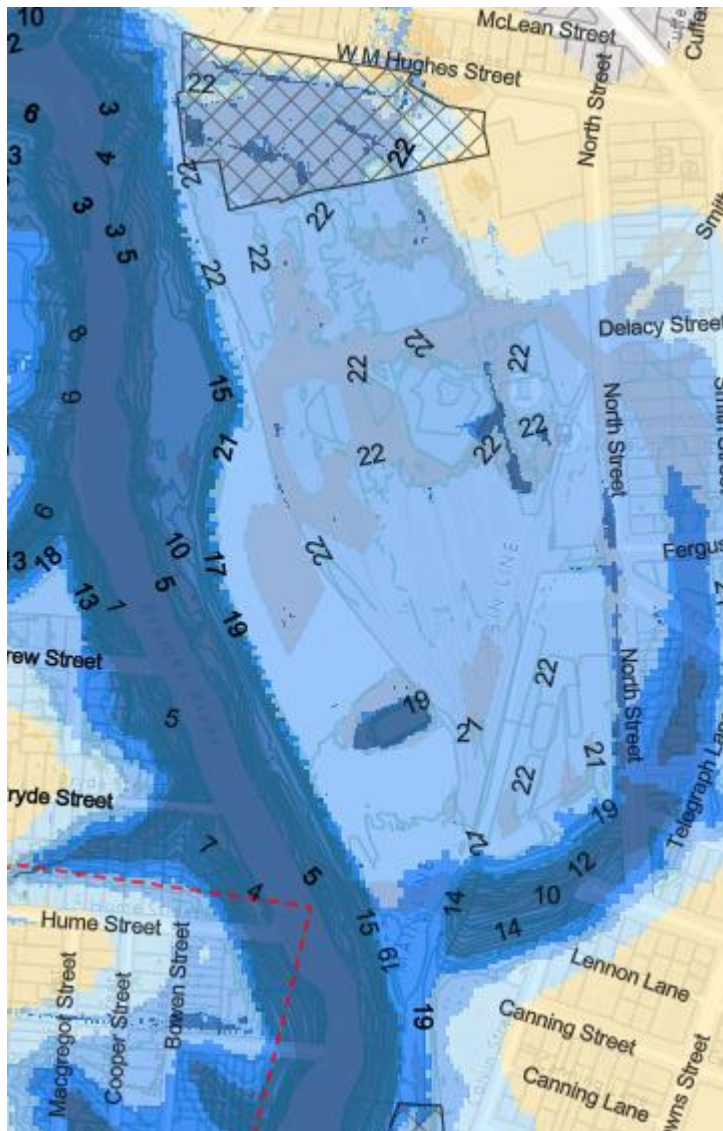
## Flooding

### *Flood Regulations*

Mapped flood extents across the city have changed since the launch of the 2004 Ipswich Planning scheme in April 2004. In particular, revised flood lines were implemented in response to the 2011 flood event, and further amendments are proposed as part of the draft Planning Scheme. Whilst there is a very technical background to this, in essence the flooding analysis and expectations have evolved over time such that more of the site is identified as being impacted by flooding constraints.

This has also included an evolution in the flood analysis including the consideration of flooding as not just a set of levels, but a consideration of a range of factors. Importantly, this has been guided by an evolution of flood modelling over time at the State Government level. An example of the transition of flood mapping between the current 2006 Ipswich Planning Scheme and the public notification version of the draft Ipswich Plan 2024.





As noted, areas that were originally considered to not be impacted by flooding constraints are now identified as being within a range of flood risk categories.

### ***Historic Works***

There has been a range of historic works undertaken on these sites over an extended period of time. These works have been undertaken in accordance with approvals assessed against and issued under the planning instruments in place at the relevant time.

We cannot change these approved and completed works, however we can focus on future development in the area.

### **Development Applications**

Development applications are of specific interest to the petitioners in this instance.

22, 22A and 48 WM Hughes Street, North Ipswich [7579/2022/CA](#)

This development application for 91 units was lodged in late 2022 and approved in September 2023.

*22 and 48 W M Hughes Street, North Ipswich – [11625/2023/CA](#)*

This proposal consists of 472 units and is currently on public notification. This proposal is of most interest to the community in respect to the petition. It is recommended that the community consider the material that has been submitted in support of the application, as well as the information sought by Council in respect to the assessment of the application.

Upon completion of the public notification phase, Council officers will consider the material submitted as well as the content of submissions in the assessment of the application, moving towards a decision-making phase.

Subject to a decision being made, the applicant and properly made submitters have the option of instituting an appeal in the planning and environment court to further scrutinise the decision.

### ***Ipswich Plan 2024 (draft)***

The draft Ipswich Plan 2024 includes a new approach to the consideration of flooding and its consideration in both disaster management and development into the future. The flooding data utilised to inform the planning scheme is consistent with the latest state government requirements in respect to the consideration of flooding, and also considers the recommendations of the Queensland Floods Commission of Enquiry. A published draft of the planning scheme and its flooding information is available at: [Home - Draft Ipswich Plan 2024 - Public Consultation Version \(15 May to 16 July 2023\)](#)

The following extracts from the draft Ipswich Plan 2024 are relevant to the matters raised in the petition:

#### **8.2.10.2**

##### ***Purpose and Overall Outcomes***

(1)

*The purpose of the [Flood Risk](#) and Overland Flow Overlay Code is to provide for development that protects people and property and provides for [risk](#) responsive design and appropriate development outcomes which are aligned to the [flood risk](#) profile of the [site](#), land use [vulnerability](#) and overall settlement pattern.*

(2)

*The purpose of this code will be achieved through the following overall outcomes:*

- a. *development is compatible with the nature of the [flood risk](#). Where development is not compatible with the nature of the [flood risk](#), there is an overriding need for the development and no other [site](#) is suitable and reasonably available for the proposal, and the development:*

- i. *can minimise as far as practical the adverse impacts from the [flood risk](#) to a [tolerable](#) and [acceptable](#) level;*

- ii. does not result in unacceptable risk to the safety of people, protection of public infrastructure and protection of private property; and
  - iii. the development does not place additional burdens on disaster management capacity;
- b. flood resilient precincts achieve the growth and settlement pattern outcomes for the precinct, mitigating the residual risks to life and property to a tolerable level;
- c. the intensification of land through a reconfiguration of a lot to create additional lots or realignment of boundaries of existing lots, or the exposure of residential or non-residential activities is avoided in extreme and high flood risk areas;
- d. the risks from flood hazard is managed for the full range of flood events to ensure exposure of people and property to unacceptable risk is avoided;
- e. infrastructure and new buildings mitigate the flood risk through location, siting, design, construction and operation whilst maintaining a consistent form and scale expected of the place;
- f. the city's disaster management response capacity, including emergency services access during a flood emergency is not unduly burdened;
- g. efficient self-evacuation and access for evacuation resources including emergency services during flood events is provided, or plans for the impact of isolation or hindered evacuation during flooding are made;
- h. increase in residential exposure is avoided in areas of:
  - i. medium to extreme flood risk; or
  - ii. high evacuation risk; or
  - iii. where residual risk to life and property cannot be mitigated to a tolerable level in a flood resilient precinct.
- i. essential community infrastructure remains functional during and immediately after flood events;
- j. emergency management plans respond to the number and capacity of future users of the development so they may safely participate in self-managed emergency measures such as evacuation;
- k. essential building services or services essential for the development are designed, located and operated to minimise the flood risk to people, minimise damage to property and disruption to building function, and minimise re-establishment time after a flood event;
- l. hazardous materials manufactured, handled or stored do not adversely impact public safety and the environment as a result of the impacts of floodwater;

- m. development maintains flood storage and the hydraulic function of [conveyance](#) and does not, directly or cumulatively, cause or increase adverse impacts on other properties or land within the [floodplain](#) from flooding;*
- n. infrastructure mitigates the impacts of hydraulic [hazard](#) due to predictable future changes in rainfall intensity and [risk](#) of flooding; and*
- o. in the management of the economic, social and environmental impacts of flooding, development prioritises the following:*
  - i. the safety of people;*
  - ii. the protection of public infrastructure; and*
  - iii. protection of private property.*

See: [Flood Risk and Overland Flow Overlay Code](#)

Council's Ipswich Integrated Catchment Plan and associated studies have been used to inform the Ipswich Plan 2024 (draft). For more information see: [Floods : Ipswich City Council](#)

The planning scheme sets the level of assessment for different development applications. This is a statutory function, and it not determined on a case-by-case basis by the Council. Many works applications (like operational works for civil works / earthworks) are Code Assessable. These types of works applications generally follow the applications for a proposed use (Material Change of Use) which requires the assessment and consideration of various parts of the planning scheme, including flooding matters. As noted previously, application [11625/2023/CA](#) is Impact Assessable and views on flooding will be considered as part of Council's assessment. The consideration and assessment of flooding and flood impacts of this application is critically important to the issues raised in the petition.

## **LEGAL IMPLICATIONS**

This report and its recommendations are consistent with the following legislative provisions:  
*Planning Act 2016*

## **POLICY IMPLICATIONS**

There are no policy implications associated with this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report, there are potential risk management implications associated with decisions around the Ipswich Plan 2024 (draft) and development applications pursuant to the current 2006 Ipswich Planning Scheme.

## **FINANCIAL/RESOURCE IMPLICATIONS**

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



COMMUNITY AND OTHER CONSULTATION

The development application ([11625/2023/CA](#)) is currently on public notification. It is recommended that interested persons make a submission in respect to this proposal within the public notification timeframes.

CONCLUSION

The petition focussed on 2 core questions.

1. *‘Halt all floodplain development and take action to remediate the floodplain to restore its flood capacity*
2. *Change floodplain operational works to be impact assessed, not code assessed.’*

In terms of question 1, development is assessed against the current 2006 Ipswich Planning Scheme as well as relevant State legislation relevant to flooding and natural disaster management. As impact assessable development, however, assessment may also be carried out against or having regard to any other relevant matter (except for a person’s personal (including financial) circumstances). In this case, this will include the relevant provisions of the draft Ipswich Plan 2024. The community are encouraged to review the draft Ipswich Plan 2024 to consider how it applies flood policy to future development in Ipswich, including filling of the flood plan. For guidance on how the new planning scheme deals with flooding, please see fact sheet [Flood Risk Mapping](#) and [Flood Risk and Overland Flow Overlay](#).

In addition, for Council’s citywide approach to flooding, please see: [Floods : Ipswich City Council](#).

In terms of question 2, the draft Ipswich Plan 2024 identifies the level of assessment for development across the city. In many cases, works applications are Code Assessable and will not require public notification. Regardless of the level of assessment, the community can choose to make submissions raising their concerns. However, as discussed above, it is anticipated that the flood provisions of the draft Ipswich Plan 2024 will address most of the community concerns in respect to appropriate development within the floodplain, and works that may impact other areas negatively in the event of a flood.

HUMAN RIGHTS IMPLICATIONS

|                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HUMAN RIGHTS IMPACTS                                                                                                                                                                                                                                                         |
| RECEIVE AND NOTE REPORT                                                                                                                                                                                                                                                      |
| Recommendations A and be states that the report be received and the contents noted, and a response to the petition be provided in writing. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights. |

Robert Gardiner  
SENIOR PLANNER (DEVELOPMENT)

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”***





**INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2024(06)**

**14 NOVEMBER 2024**

MINUTES

**COUNCILLORS' ATTENDANCE:**

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

**COUNCILLOR'S APOLOGIES:**

Nil

**OFFICERS' ATTENDANCE:**

Chief Executive Officer (Sonia Cooper), Acting General Manager Infrastructure Strategy, Capital Delivery and Assets (Tony Dileo), Acting General Manager Fleet, Works and Field Services (Darren Scott), Manager, Capital Program Delivery (Graeme Martin), General Manager Planning and Regulatory Services (Brett Davey), General Manager Corporate Services (Matt Smith), Program Manager (Flood Recovery CFRCP) (Matt Mulroney), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Team Lead (Transport and Traffic) (Berto Santana), Senior Transport Planner (James MacArthur), Chief Financial Officer (Jeff Keech), Senior Media Officer (Darrel Giles), Senior Communications and Policy Officer (Jodie Richter), Coordinator Communications (Lucy Stone), Media and Communications Officers (Warren Barnsley and Nibir Khan) and Theatre Technician (Trent Gray)

**WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY**

Councillor Andrew Antoniolli (Chairperson) invited Councillor Jim Madden to deliver the Acknowledgement of Country

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

Nil

**BUSINESS OUTSTANDING**

Infrastructure, Planning and Assets Committee 15 October 2024

- Item 5 - Capital Investment in Provisional Projects Policy - Proposed Amendments

**MATTER TO BE LIFTED FROM THE TABLE**

**RECOMMENDATION**

Moved by Councillor Andrew Antoniolli:  
Seconded by Councillor Paul Tully:

**That item 1 titled Capital Investment in Provisional Projects Policy – Proposed Amendments be lifted from the table.**

| AFFIRMATIVE  | NEGATIVE     |
|--------------|--------------|
| Councillors: | Councillors: |
| Antoniolli   | Nil          |
| Tully        |              |
| Harding      |              |
| Jonic        |              |
| Madden       |              |
| Doyle        |              |

The motion was put and carried.

1. CAPITAL INVESTMENT IN PROVISIONAL PROJECTS POLICY - PROPOSED AMENDMENTS

This is a report concerning proposed amendments to the Capital Investment in Provisional Projects Policy. ***(This matter was laid on the table until the November meeting)***

RECOMMENDATION

That the revised policy titled *Capital Investment in Provisional Projects* as detailed in Attachment 2, be adopted.

RECOMMENDATION

Moved by Councillor Andrew Antoniolli:  
Seconded by Deputy Mayor Nicole Jonic:

**That the matter be deferred until the February Infrastructure, Planning and Assets Committee meeting.**

Mayor Teresa Harding foreshadowed that she would move the following motion in the event that Councillor Antoniolli's motion was lost:

That the matter be deferred until the December meeting.

After further discussion Mayor Harding withdrew her foreshadowed motion.

| AFFIRMATIVE  | NEGATIVE     |
|--------------|--------------|
| Councillors: | Councillors: |
| Antoniolli   | Nil          |
| Tully        |              |
| Harding      |              |
| Jonic        |              |
| Madden       |              |
| Doyle        |              |

The motion was put and carried.

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### **CONFIRMATION OF MINUTES**

2. CONFIRMATION OF MINUTES OF THE INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2024(05) OF 15 OCTOBER 2024

#### **RECOMMENDATION**

Moved by Councillor Jim Madden:

Seconded by Deputy Mayor Nicole Jonic:

**That the minutes of the Infrastructure, Planning and Assets Committee held on 15 October 2024 be confirmed.**

#### **AFFIRMATIVE**

Councillors:

Antoniolli

Tully

Harding

Jonic

Madden

Doyle

#### **NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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### **OFFICERS' REPORTS**

3. IGO PARKING ACTION PLAN

This is a report concerning the development of the iGO Parking Action Plan (PAP), a key deliverable of iGO – The City of Ipswich Transport Plan.

#### **RECOMMENDATION**

Moved by Councillor Andrew Antoniolli:

Seconded by Councillor Marnie Doyle:

- A. That the *iGO Parking Action Plan and Summary Report* – as detailed in Attachments 1 and 2 of the report by the Senior Transport Planner dated 9 October 2024, be adopted.**
- B. That the outcomes and key messages of the *iGO Parking Action Plan* be communicated to the community.**
-

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Madden

Doyle

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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4. ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY REPORT  
SEPTEMBER 2024

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

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Councillor Jim Madden:

**That the report on capital delivery by the Asset and Infrastructure Services Department for the month of September 2024 be received and the contents noted.**

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Madden

Doyle

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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5. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 26 September 2024 to 29 October 2024.

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Deputy Mayor Nicole Jonic:

**That the Exercise of Delegation report for the period 26 September 2024 to 29 October 2024 be received and the contents noted.**

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Madden

Doyle

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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MOVE INTO CLOSED SESSION

RECOMMENDATION

Moved by Councillor Paul Tully:

Seconded by Councillor Marnie Doyle:

**That in accordance with section 254J(3)(e) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss the matters in Item 6 (Planning and Environment Court Action Status Report) relating to 288 Brisbane Terrace Goodna and Cheep Stays at 84 Chubb Street, One Mile.**

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Madden

Doyle

NEGATIVE

Councillors:

Nil

The motion was put and carried.

**The meeting moved into closed session at 9.39 am.**

MOVE INTO OPEN SESSION

RECOMMENDATION

Moved by Councillor Andrew Antoniolli:

Seconded by Deputy Mayor Nicole Jonic:

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

**The meeting moved into open session at 9.57 am.**

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Antoniolli

Nil

Tully

Harding

Jonic

Madden

Doyle

The motion was put and carried.

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6. PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

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

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Councillor Paul Tully:

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

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Antoniolli

Nil

Tully

Harding

Jonic

Madden

Doyle

The motion was put and carried.

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NOTICES OF MOTION

Nil

## **MATTERS ARISING**

### **7. MEMBERSHIP OF INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE**

#### **RECOMMENDATION**

Moved by Councillor Marnie Doyle:

Seconded by Deputy Mayor Nicole Jonic:

**That pursuant to section 7 of the Ipswich City Council Terms of Reference, Councillor David Martin be appointed as a member of the Infrastructure, Planning and Assets Committee.**

#### **AFFIRMATIVE**

Councillors:

Antoniolli

Tully

Harding

Jonic

Madden

Doyle

#### **NEGATIVE**

Councillors:

Nil

The motion was put and carried.

## **QUESTIONS / GENERAL BUSINESS**

Councillor Jim Madden raised a general business matter in relation to the timing of the public notification period for development applications and advice to Councillors of these notifications. Information on the options available was provided to the Committee.

### **7. COMMENCEMENT OF NEXT MEETING**

#### **RECOMMENDATION**

Moved by Councillor Paul Tully:

**That the Finance and Governance Committee commence at 11.00 am.**

#### **AFFIRMATIVE**

Councillors:

Antoniolli

Tully

Harding

Jonic

Madden

Doyle

#### **NEGATIVE**

Councillors:

Nil

The motion was put and carried.

**PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 9.01 am.

The meeting closed at 10.28 am.

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Doc ID No: A10939422

ITEM: 3

SUBJECT: CITY OF IPSWICH LOCAL HOUSING ACTION PLAN (LHAP)

AUTHOR: PRINCIPAL POLICY LEAD - NEW IPSWICH PLANNING SCHEME

DATE: 15 NOVEMBER 2024

### EXECUTIVE SUMMARY

This is a report concerning the *draft City of Ipswich Local Housing Action Plan (LHAP)*.

Council officers, in collaboration with the LGAQ and with the support of relevant officers of state government agencies, have developed a *draft City of Ipswich Local Housing Action Plan (LHAP)* to respond to current and emerging housing challenges and facilitate housing outcomes at a local level. The draft LHAP is a non-statutory and 'living document' prepared in response to Action 5 of the state government's *Queensland Housing and Homelessness Action Plan 2021-2025*. The plan provides a framework for delivering housing with support that is integrated across government, the private and not-for-profit sectors.

More than 30 local housing action plans have been adopted by Councils across Queensland. Each Council is responsible for the actions in their plan however, some actions will need assistance from the state government and local stakeholders to implement. The draft LHAP is informed by evidence and information from various sources, and details 40 proposed priority actions Council can take to support and encourage housing availability and affordability in the Ipswich LGA.

The draft LHAP will provide a mechanism to bring together all stakeholders that can influence housing outcomes in the Ipswich LGA to work collaboratively to deliver the 40 actions in the plan. The draft LHAP can also be used by Council as an important advocacy document to leverage funding opportunities, such as the recent state government planning scheme support fund, to facilitate the delivery of the plan's actions and demonstrate what Council in partnership is actively doing to address the housing challenge in the Ipswich LGA.

Adopting the LHAP would enable Council to begin to progress the proposed priority actions set out in the plan for the benefit of the community, in partnership with the state government, private and community sectors.

## RECOMMENDATION/S

- A. That Council adopt the *City of Ipswich Local Housing Action Plan (LHAP)* in Attachment 1.
- B. That the LHAP actions be progressed and reported annually to Council and the state government.
- C. That the LHAP actions be further developed and refined to continue to address the housing challenges in the Ipswich LGA.

## RELATED PARTIES

The related parties are Council, the state government and the LGAQ. There was no declaration of conflicts of interest.

## IFUTURE THEME

Vibrant and Growing

## PURPOSE OF REPORT/BACKGROUND

Ipswich is experiencing a housing affordability, availability and diversity challenge like much of Queensland and Australia. House prices and rental costs have been growing at a faster rate than incomes. For example, the average dwelling price in Australia is now 5 times the average household income - up from just under 2 times more in the early 1980s<sup>1</sup>. Recent survey data found that 53% of Australians selected the provision of 'affordable decent housing' among their five most important liveability attributes, making it the second most important item that contributes towards making somewhere a good place to live<sup>2</sup>.

A draft *City of Ipswich Local Housing Action Plan (LHAP)* has been developed to support a range of housing outcomes in the Ipswich Local Government Area (LGA). A healthy housing market should deliver new dwellings across the housing continuum. There is a need for housing diversity and affordability in the right locations close to jobs, transport, centres, services and the places that make an area a community to meet the needs of everyone at each stage of life.

As one of Queensland's fastest growing cities, the draft LHAP is a timely document for Ipswich to assist in addressing our city's current and emerging housing challenges.

The draft LHAP has been developed in response to the state government's *Housing and Homelessness Action Plan 2021-2025*, and with the support of LGAQ and the state government to:

- identify factors impacting housing in the Ipswich LGA, and current and future housing needs in the community;

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<sup>1</sup> *id Data – How Councils can Influence Housing Affordability*, June 2024

<sup>2</sup> *id Data – How Councils can Influence Housing Affordability* eBook, June 2024

- identify agreed priority actions in response to immediate, emerging and longer-term housing challenges and needs in the LGA; and
- help coordinate responses by council, state government and private and not-for-profit organisations to these challenges.

The draft Ipswich LHAP is informed by existing information and plans such as the *City of Ipswich Housing Strategy 2021*, *draft Ipswich Plan 2024*, *draft LGIP 2024* and Council's submission on *ShapingSEQ*, Housing Supply Statement and local knowledge, that have helped with development of responses to housing need, and acknowledges work already completed by Council, state government, and private and not-for-profit organisations.

A Local Housing Action Plan enables engagement across all levels of government, and benefits from partnerships between private and not-for-profit organisations. The aim of the draft Ipswich LHAP is for all stakeholders to work collaboratively to deliver the actions identified in the plan. It also provides Council with a focused action plan and funding opportunities relating to housing outcomes. The draft Ipswich LHAP is a non-statutory and 'living' document that can be monitored and updated as actions are completed or circumstances change.

The draft LHAP has undergone considerable internal consultation to date with input and feedback from relevant Council officers from the City Design Branch and Community and Cultural Services Branch. Relevant feedback has also been obtained from project partners the LGAQ and relevant state government agencies.

### **Key Principles**

The key principles of the draft LHAP are:

- **Housing for changing lifespan:** appropriate housing i.e., housing product that meets Ipswich's current and future household size and types.
- **Affordable housing:** affordable housing i.e., housing products that are likely to meet the requirements of different socio-economic circumstances.
- **Accessible housing:** consideration for versatile housing i.e., housing products that can be adapted across a household's changing life stages and personal circumstances (eg. living with a disability and meeting ageing in place outcomes).
- **Planning for housing in well serviced areas:** considering the social infrastructure and other infrastructure network available against the housing needs required in local areas, and the opportunity to maximise housing in proximity to well serviced areas.

### **Focus Themes and Priority Actions**

Local government can take a range of actions to facilitate improved housing outcomes which are summarised below.

#### *Levels of Intervention:*

|                |                                       |
|----------------|---------------------------------------|
| <u>Monitor</u> | Periodic review of housing conditions |
|----------------|---------------------------------------|

|                  |                                                                                     |
|------------------|-------------------------------------------------------------------------------------|
| <u>Inform</u>    | Advise government agencies and service providers of housing related issues          |
| <u>Advocate</u>  | Encourage government agencies and service providers to address identified issues    |
| <u>Support</u>   | Partner with government agencies and service providers to resolve identified issues |
| <u>Intervene</u> | Council led/funded action to resolve identified issues <sup>3</sup>                 |

A LHAP assists in the achievement of the range of actions above, enables engagement across all levels of government, and benefits from partnerships between private and not-for-profit organisations. An initial set of priority actions have been proposed to deliver the LHAP, developed to target short-term to longer term housing responses. This is an iterative process, and these actions and target outcomes seek to either create immediate benefit or to establish foundations that help to respond to ongoing housing need.

### **Monitoring and Reporting**

Queensland local governments with LHAPs have different approaches to overseeing the achievement of the actions stated in their LHAPs.

It is recommended that relevant internal officers and officers from state agencies and community organisations (as needed) could focus on the LHAP to make considered effort in the space of housing provision. It would be proposed that the Manager, City Design oversee and progress the LHAP actions, report annually to Council and the state government on progress (potentially also with a dashboard of how Council and stakeholders are tracking in meeting the agreed actions and timeframes of the LHAP), and further develop the LHAP in an open partnership to address the housing challenges in the Ipswich LGA.

## **LEGAL IMPLICATIONS**

This report and its recommendations are consistent with the following legislative provisions:  
*Planning Act 2016*

## **POLICY IMPLICATIONS**

Developing a LHAP consolidates Council's key housing related planning and policies in the form of a focussed plan with priority actions. This is an iterative process, and these actions and target outcomes seek to either create immediate benefit or to establish foundations that help to respond to ongoing housing need. The plan enables engagement across all levels of government, and benefits from partnerships between private and not-for-profit organisations to deliver housing outcomes for the Ipswich LGA.

## **RISK MANAGEMENT IMPLICATIONS**

Developing a LHAP is not mandatory but important given the current and emerging housing challenges being experienced. The draft LHAP is informed by existing information and plans that have helped with development of responses to housing need, and acknowledges work already completed by Council, state government, and private and not-for-profit

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<sup>3</sup> *id Data – How Councils can Influence Housing Affordability' eBook, June 2024*

organisations. Input and feedback have also been received from Council officers and relevant state agencies.

## FINANCIAL/RESOURCE IMPLICATIONS

Endorsing the draft LHAP presents minimal financial impacts. The progression of action items may have a financial impact however, this is currently unascertainable, with several items subject to external funding availability. Consideration has been given to Council's financial limitations in developing the draft action items.

## COMMUNITY AND OTHER CONSULTATION

The draft LHAP has undergone considerable internal consultation to date with input and feedback from relevant Council officers from the City Design Branch and Community and Cultural Services Branch. Relevant feedback has also been obtained from project partners the LGAQ and relevant state government agencies. All parties are supportive of the proposed Local Housing Action Plan.


## CONCLUSION

As one of Queensland's fastest growing cities, the draft LHAP is a timely plan for Ipswich to assist in addressing our city's current and emerging housing challenges. The LHAP consolidates Council's key housing related planning and policies in the form of a focussed plan with priority actions. The plan enables engagement across all levels of government, and benefits from partnerships between private and not-for-profit organisations to deliver housing outcomes for the Ipswich LGA. It is recommended that Council endorse the LHAP to support and encourage housing availability and affordability in the Ipswich LGA.

## HUMAN RIGHTS IMPLICATIONS

| HUMAN RIGHTS IMPACTS                                                                                   |                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OTHER DECISION                                                                                         |                                                                                                                                                              |
| (a) What is the Act/Decision being made?                                                               | Recommendation A proposes that Council endorse the <i>City of Ipswich Local Housing Action Plan</i> (LHAP).                                                  |
| (b) What human rights are affected?                                                                    | No human rights are affected by this decision. The subject matter of the Local Housing Action Plan will not impact on the human rights of any third parties. |
| (c) How are the human rights limited?                                                                  | Not applicable                                                                                                                                               |
| (d) Is there a good reason for limiting the relevant rights?<br>Is the limitation fair and reasonable? | Not applicable                                                                                                                                               |
| (e) Conclusion                                                                                         | The decision is consistent with human rights.                                                                                                                |

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

|    |                                                                                                                                                      |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | City of Ipswich Local Housing Action Plan (LHAP) <a href="#">↓</a>  |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------|

Dannielle Owen

**PRINCIPAL POLICY LEAD - NEW IPSWICH PLANNING SCHEME**

I concur with the recommendations contained in this report.

Nathan Rule

**MANAGER, CITY DESIGN**

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”*



# City of Ipswich Local Housing Action Plan

[ipswich.qld.gov.au](https://ipswich.qld.gov.au)



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**Partnership Acknowledgement**

The City of Ipswich Local Housing Action Plan (LHAP) was developed with the support of the Queensland Government in association with the Local Government Association of Queensland.



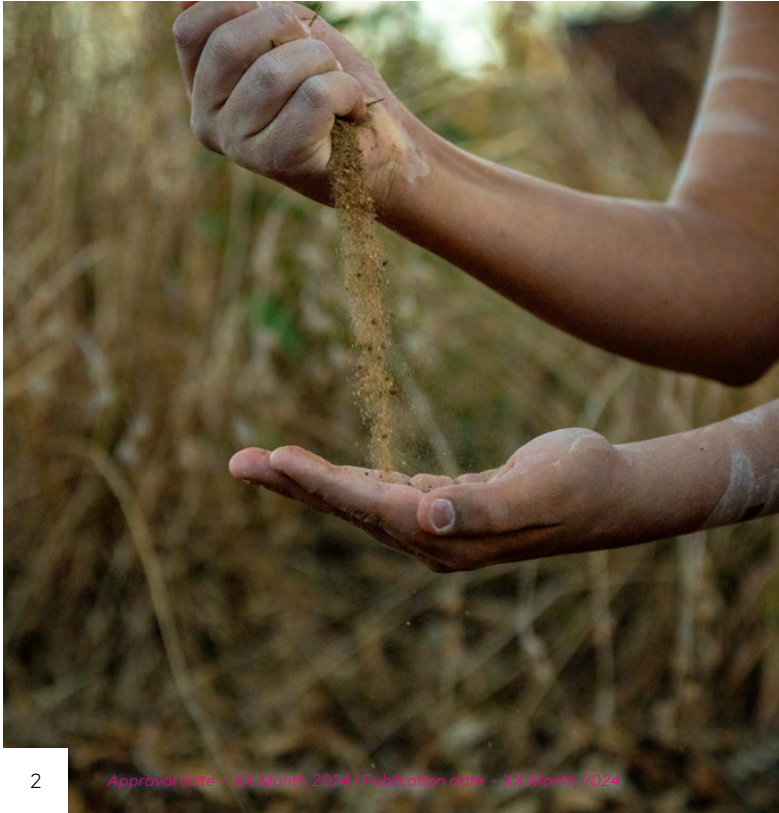
**Queensland  
Government**



**Every Queensland  
community deserves  
to be a liveable one**

**Disclaimer**

The City of Ipswich Local Housing Action Plan (LHAP) is a ‘living document’ prepared under the Queensland Housing and Homelessness Action Plan 2021-2025 (Action 5) to support local housing outcomes. Although the Local Housing Action Plan is a non-statutory plan, it may inform statutory documents like a planning scheme.



**Acknowledgement  
of Country**

Ipswich City Council respectfully acknowledges the Traditional Owners as custodians of the land and waters we share. We pay our respects to their Elders past, present and emerging, as the keepers of the traditions, customs, cultures and stories of proud peoples.



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## 1.0 EXECUTIVE SUMMARY

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In a time where the need for more housing – and a diverse range of housing – has never been greater, Ipswich City Council (council) has developed a Local Housing Action Plan to support a range of housing outcomes in the Ipswich Local Government Area (LGA).

The Ipswich Local Housing Action Plan (LHAP) has been developed in response to the State Government's *Housing and Homelessness Action Plan 2021-2025*, and with the support of the Local Government Association of Queensland (LGAQ) and the State Government to:

- identify factors impacting housing in the Ipswich LGA, and current and future housing needs in the community
- identify agreed priority actions in response to immediate, emerging and longer-term housing challenges and needs in the LGA
- help coordinate responses by council, State Government and private and not-for-profit organisations to these challenges.

The Ipswich LHAP is informed by existing information and plans that have helped with development of responses to housing need, and acknowledges work already completed by council, State Government, and private and not-for-profit organisations.

The aim of the Ipswich LHAP is for all stakeholders to work collaboratively to deliver the actions identified in the plan, to be facilitated by council's establishment of a LHAP Working Group.

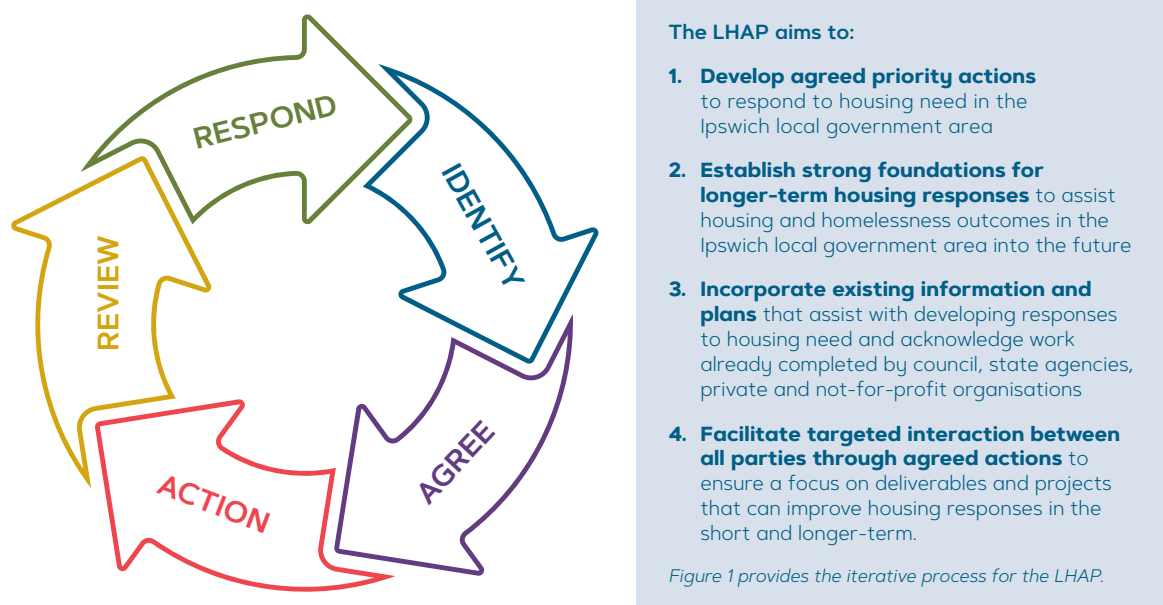
The Ipswich LHAP is a living document that council will monitor and update as actions are completed or circumstances change.



## 2.0 INTRODUCTION

The City of Ipswich Local Housing Action Plan (LHAP) has been developed through a joint initiative between the Queensland Government, Ipswich City Council (council) and the Local Government Association of Queensland (LGAQ) to respond to a range of immediate, emerging and longer-term housing challenges in the Ipswich local government area.

Figure 1: The Local Housing Action Plan Iterative Process



## 3.0 APPROACH AND METHODOLOGY

The approach and methodology used to prepare the LHAP was to use the adopted plans and strategies and refine them into defined housing actions.

The LHAP provides an overview of key community and housing characteristics, and emerging issues related to housing in the community and identifies a targeted initial set of priority actions to respond to housing need. It has been developed through a review of a range of supporting documentation including:

- Ipswich Planning Scheme 2006
- City of Ipswich Housing Strategy 2021
- New draft Ipswich Plan 2024
- Ipswich City Council Submission on the Draft ShapingSEQ Update
- Ipswich Housing Supply Statement
- ShapingSEQ 2023
- Statistical data from the Queensland Government Statistician's Office, including Census and other data sets such as building approvals, rental market data and housing approvals
- Housing needs data from the Department of Housing, Local Government, Planning and Public Works, and other state agencies as required
- *The Queensland Housing Strategy 2017–2027 and the Housing and Homelessness Action Plan 2021–2025*
- Council's 2017 Housing Forum.

Emerging issues and opportunities, key challenges and potential responses have been developed from the review of a range of datasets, anecdotal feedback, and preceding engagement opportunities with council officers and other stakeholders.

## 4.0 IPSWICH SNAPSHOT

The City of Ipswich is located in South East Queensland (SEQ), about 40 kilometres south-west of the Brisbane CBD. It covers an area of 1,090 square kilometres and adjoins the local government areas of Lockyer Valley Regional Council, Somerset Regional Council, Brisbane City Council, Logan City Council and Scenic Rim Regional Council.

The City of Ipswich is a key regional growth area in SEQ that is growing and changing at a fast pace and has consistently been one of the fastest growing areas in Queensland for decades. The current population of Ipswich is approximately 254,000 people and is expected to double by 2046. Planning for this growth is critical as it brings a range of challenges, opportunities and expectations for the city.

Traditionally known as Tulumur in the Yuggera Aboriginal language, Ipswich is a city with rich Indigenous and multicultural histories, across areas rich in heritage and newer subdivisions. Through infill development in consolidated areas and growth in expansion areas such as Springfield and Ripley, the city will continue to experience socio-economic changes over the next 20 years. Diverse types of affordable housing will be required to accommodate the city's changing cultural and demographic needs.

Historically, the economy of the city was primarily based on manufacturing, mining, rural production and services that supported the resident population. The economy has and will continue to evolve over time.

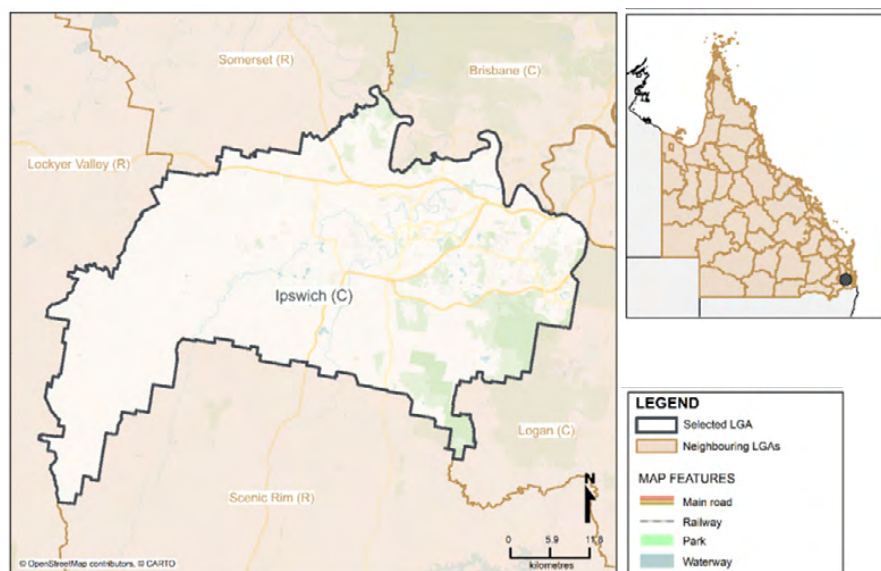
The principal centres are the Ipswich Central and Springfield Central. Major, district, local and neighbourhood centres across the city also service varying community and functional needs.

There is a need for housing diversity, choice and affordability in the right locations close to employment, transport, centres, services and the places that make an area a community to meet the needs of everyone at each stage of life.

Council has prepared the [City of Ipswich Housing Strategy 2021](#) (Ipswich Housing Strategy) which has informed the preparation of this LHAP. In particular, it provides recommendations for the locations where social and affordable<sup>1</sup> housing is currently needed, and will be required in the future, which includes the Ipswich East SA2, Ipswich Central SA2, Redbank Plains SA2, North Ipswich-Tivoli SA2, Goodna SA2 and future consideration to Ripley.

Advancing these recommendations through the draft *Ipswich Plan 2024*, council has developed a range of land use policies and an updated draft Local Government Infrastructure Plan (LGIP) to respond to the immediate housing supply needs in the city. It now seeks to leverage this policy work in collaboration with the State Government, particularly in the areas of social and affordable housing.

Figure 2 – Ipswich LGA (ASGC 2021)



<sup>1</sup> The definition of *Affordable Housing* adopted by this LHAP is from Schedule 4 of the *Planning Regulation 2017* – **affordable housing** means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs. At the time of preparation of the LHAP, consequential amendments were undertaking public consultation associated with the State Government's HAAPOLA Bill. Amendments to the LHAP may need to be undertaken once outcomes of this consultation and any changes to defined terms are known.

## 5.0 SUPPORTING PLANS AND STRATEGIES

### 5.1 Ipswich Housing Strategy

The Ipswich Housing Strategy included key recommendations that were incorporated into the *draft Ipswich Plan 2024* and the Housing Supply Statement provided in response to the draft *ShapingSEQ 2023 Update*.

#### 5.1.1 Key Facts

Key facts influencing housing considerations in the City of Ipswich are analysed and summarised in the 2021 Ipswich Housing Strategy. A summation is provided below.

The City of Ipswich:

- is an attractive place to live for young families
- has an ageing population and migration into the community of people who are retired
- has migration that comes from within Queensland, interstate and overseas
- is home to multicultural and Aboriginal and Torres Strait Islander people living predominantly in family households
- has a higher number of family households with non-dependent children (15 to 24 years) compared to households with dependent children
- has 88.3 per cent of homes across the LGA that are detached or separate homes, higher than SEQ, and continues to offer detached dwellings as predominant dwelling type
- has been impacted by the delivery of new social housing which is not keeping pace with demand<sup>2</sup>
- is experiencing low rental vacancy rates in the private rental market across the city
- offers lower median sale price for vacant land and house and land packages compared to SEQ
- has significant modelled opportunities for infill development and opportunities for densification of built form in accessible areas, many of which have been identified in past, current and draft planning schemes.







Australian Bureau of Statistics (2021), Ipswich 2021 Census All persons QuickStats, ABS Website, accessed 5 May 2024.

2 Delivering social housing services | Queensland Audit Office ([Qao.qld.gov.au](https://qao.qld.gov.au))



## 5.1.2 Key Principles

|                                                                                   |                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>HOUSING FOR CHANGING LIFESPAN:</b> appropriate housing product that meets Ipswich's current and future household size and types.                                                                                                                                  |
|  | <b>AFFORDABLE HOUSING:</b> housing products that are likely to meet the requirements of different socio-economic circumstances.                                                                                                                                      |
|  | <b>ACCESSIBLE HOUSING:</b> consideration for versatile housing products that can be adapted across a household's changing life stages and personal circumstances (e.g. living with a disability and meeting ageing in place outcomes).                               |
|  | <b>PLANNING FOR HOUSING IN WELL SERVICED AREAS:</b> considering the social infrastructure and other infrastructure network available against the housing needs required in local areas, and the opportunity to maximise housing in proximity to well serviced areas. |

The key principles of the Ipswich Housing Strategy recognise that council is a local advocate, facilitator, and regulator rather than a provider of housing. Housing is delivered by the market, which includes social housing delivered by the State Government or community housing providers and the development industry as a key market led delivery agent.

## 5.1.3 Affordable and Social Housing

The Ipswich Housing Strategy identified the demand for affordable housing, taking into consideration current vulnerable residents. The Ipswich Housing Strategy provided the likely locations where affordable housing is and will be required in the Ipswich LGA.

Council's recent survey of the Ipswich community on the liveability sentiments and future aspirations by 2041 indicated that affordable housing and living are important values for Ipswich, where 29% of 1,049 respondents noted affordable living as a concern. More recently, the Ipswich Housing Supply Statement provided in response to the *Draft ShapingSEQ Update* identified a potential shortfall of 4,000 social and affordable dwellings in the Ipswich LGA.

Figure 3 provides the Housing Continuum for the Ipswich LGA.

The key trends over the last 10–15 years in the Ipswich Housing Strategy's Needs Assessment show that:

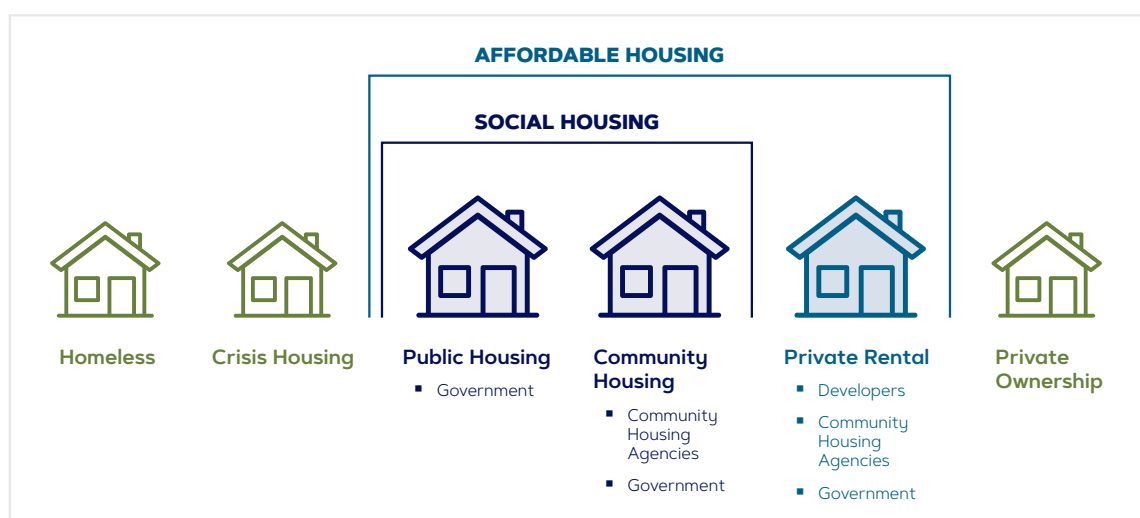
- **HOUSING CHOICE**  
Lack of housing diversity limits the housing offerings in Ipswich to predominately 3–4 bedroom detached dwellings. Ipswich had a higher percentage of detached dwellings when compared to the rest of SEQ.
- **HOUSING DIVERSITY**  
Ipswich is expected to double in population by 2041 and will require different housing forms to meet the needs of current and future households' lifestyles, cultural considerations, price points and life transitions.
- **AFFORDABLE LIVING**  
Across the Ipswich LGA, 'affordable living' is experienced differently by residents based on location. Over the last 15 years, the city has seen a 6.8% increase in private rentals (26.5% in 2006 and 33.3% in 2016) and a slight decline of 3.2% in new home ownership (37.2% in 2006, compared to 34% in 2016), indicative of the increase in investment opportunities in the city. Rental stress has been occurring among low to low-middle income households and a trend toward low vacancy rates over the last 4 years, due to demand exceeding supply for affordable rentals.

As Ipswich continues to remain a young demographic, affordable housing will be a key concern for young people who are likely to continue renting or live at home due to housing affordability issues. Affordable rentals will be required to ensure young people continue to have secure housing and stay in Ipswich.

Ipswich has traditionally been a more affordable option for housing than other LGAs like Brisbane. The current lack of affordable options has significantly impacted many long-term residents, with people moving outside of their preferred locations into areas with lower service availability, further increasing the vulnerability of these populations.

Social and affordable housing provision will be required to mitigate against potential displacement of residents on very low incomes as the demand for housing continues.

Figure 3 – Housing Continuum



**Various forms of affordable housing solutions are required to address the following:**

- The need for additional supply of crisis and emergency housing to support those experiencing, or at risk of homelessness
- Demand for housing for young people with no rental history
- The need for an increase in the number of transitional, community and social housing placed within vicinity of essential social and infrastructure services to ensure the most vulnerable have secure housing
- The need for more social, health and community services e.g. more mental health and other services to support secure housing tenure and wellbeing outcomes
- The lack of long-term affordable housing options as rental stress increases among vulnerable community service clients
- The need for a range of housing forms and sizes within neighbourhoods incorporating cultural consideration into housing to ensure Ipswich's housing need factors in the different household requirements of Ipswich's diverse residents
- Low rental vacancies across the city over the last four years has led to more demand than supply for affordable rentals
- There is a higher percentage of rental stress among low-income households, concentrated in high rental areas
- Some of the vulnerable groups include single parent households with children, specifically female headed homes, and will continue to require affordable housing options
- The number of people with disabilities requiring assistance with personal care tend to be prevalent in older Ipswich residents and higher across all age groups compared to the rest of SEQ resulting in the need for accessible housing close to community, social and health services
- Ipswich has households that generally earn below the median weekly household income compared to the Australian and South East Queensland median weekly household income. The households with lowest median weekly household income, or those experiencing or at risk of homelessness and unemployed, require affordable housing.
- Ipswich's local areas differ socio-economically with some areas highlighting locational disadvantage and will require place-based housing responses meeting the needs of current and future residents across their lifespan, cultural and socio-economic circumstances
- Some areas have a concentration of culturally diverse groups with large households that will continue to require large, detached dwellings to support multigenerational living
- Investigation of levers that influence both jobs growth and job self-containment to promote housing affordability and reduce reliance on private transport infrastructure are needed.

**Median weekly household income**

**\$1,637** ▲ (\$227)

|                       |           |
|-----------------------|-----------|
| South East Queensland | ▲ \$1,782 |
| Queensland            | ▲ \$1,637 |
| Australia             | ▲ \$1,740 |

### 5.1.4 Anticipated household types and needs

Table 1 below provides a local area housing matrix which considers the short, medium and long-term housing needs for the city against local areas and considers the locational criteria to better plan housing to shape the proposed housing network. Based on demographic and housing trends, future anticipated household types and need have been proposed, along with the proposed housing network provided in Appendix 5.2 of the [Ipswich Housing Strategy](#).

The Housing Needs Scenario of the [Ipswich Housing Strategy](#) (Appendix 5.1) also suggests early land acquisition need for social, community and affordable housing in the Ripley Valley in anticipation of residents who will be unable to access affordable housing in this area.

There are some economic barriers to the delivery of a diversity of housing in the Ipswich LGA. Further investigation into these barriers is required to identify mitigation strategies.

Table 1 – Local Area Housing Matrix

|                                  | UNEMPLOYMENT/<br>DISADVANTAGE | AT RISK OF<br>DISPLACEMENT | LOW INCOME/<br>KEY WORKERS <sup>3</sup> | HOUSING<br>DIVERSITY | AREAS TO<br>MONITOR <sup>4</sup> | LIFESPAN CHANGES                       |                     |       |
|----------------------------------|-------------------------------|----------------------------|-----------------------------------------|----------------------|----------------------------------|----------------------------------------|---------------------|-------|
|                                  |                               |                            |                                         |                      |                                  | OLDER –<br>SOME OR<br>FUTURE<br>CHANGE | CONTINUE<br>YOUNGER | MIXED |
| Rosewood                         |                               |                            |                                         |                      |                                  |                                        |                     | ✓     |
| Brassall                         | ✓                             |                            |                                         |                      | ✓                                |                                        |                     | ✓     |
| Bundamba                         | ✓                             |                            |                                         |                      | ✓                                |                                        |                     | ✓     |
| Churchill –<br>Yamanto           |                               |                            |                                         |                      |                                  |                                        |                     | ✓     |
| Ipswich –<br>Central             | ✓                             | ✓                          | ✓                                       | ✓                    |                                  | ✓                                      |                     |       |
| Ipswich –<br>East                | ✓                             | ✓                          | ✓                                       |                      |                                  |                                        |                     | ✓     |
| Ipswich –<br>North               |                               |                            |                                         |                      |                                  | ✓                                      |                     |       |
| Karalee –<br>Barellan<br>Point   |                               |                            |                                         |                      |                                  |                                        |                     | ✓     |
| Leichhardt –<br>One Mile         | ✓                             |                            |                                         | ✓                    |                                  |                                        |                     | ✓     |
| North<br>Ipswich –<br>Tivoli     | ✓                             |                            | ✓                                       | ✓                    |                                  | ✓                                      |                     |       |
| Raceview                         | ✓                             |                            |                                         |                      |                                  |                                        |                     | ✓     |
| Ripley                           |                               |                            |                                         |                      |                                  |                                        | ✓                   |       |
| Riverview                        | ✓                             |                            |                                         | ✓                    |                                  |                                        |                     | ✓     |
| Bellbird<br>Park –<br>Brookwater |                               |                            |                                         |                      |                                  |                                        | ✓                   |       |
| Camira –<br>Gailes               |                               |                            |                                         | ✓                    |                                  | ✓                                      |                     |       |
| Collingwood<br>Park –<br>Redbank |                               |                            |                                         |                      |                                  |                                        |                     | ✓     |
| Goodna                           | ✓                             | ✓                          |                                         | ✓                    |                                  |                                        |                     | ✓     |
| Redbank<br>Plains                | ✓                             |                            | ✓                                       | ✓                    |                                  |                                        | ✓                   |       |
| Springfield                      |                               |                            |                                         |                      |                                  |                                        |                     | ✓     |
| Springfield<br>Lakes             |                               |                            | ✓                                       | ✓                    |                                  |                                        | ✓                   |       |

3 Determining locations near retail, manufacturing, and health and social assistance sectors to factor housing close to employment centres.

4 These areas may not have significant vulnerabilities at present but are anticipated to grow in low income households given a number of factors including distance from Ipswich Central, might be an outer suburb, have poor transport options, or infrastructure and relatively lower dwelling/rental price. In anticipation of this occurrence, these areas will require monitoring to better plan for affordable housing options early.

5.2 Draft Ipswich Plan 2024

Council has prepared a new draft planning scheme, *Ipswich Plan 2024* to guide growth over the next 20 years. The new planning scheme will replace the current *Ipswich Planning Scheme 2006*.

Key policy advancements have been drafted in the housing space to contemporise and align housing choice and direct appropriate form and areas into infill and ‘High Amenity’ areas as outlined in *ShapingSEQ 2023*.

The *draft Ipswich Plan 2024* has been developed to ensure from a Strategic Framework level it creates a line of sight and alignment from the strategic level to the on-ground outcomes in the form, height and density of the preferred housing typologies to meet future housing demand and drive housing choice. Areas suitable for a range of housing forms, styles and typologies have been identified within distinct local areas.

Figure 4 provides a diagrammatic representation of the purpose of a planning scheme.

Figure 4 –  
Purpose of a  
Planning Scheme



5.3 Council’s submission on ShapingSEQ and Housing Supply Statement

Council provided a submission to the State Government in response to the draft *ShapingSEQ 2023 Update* (draft SEQRP Update) (including an attachment to the submission which provided the Ipswich Housing Supply Statement Initial Comments), and noted its support for the policy focus on housing supply and diversity, and the renewed focus on appropriate housing typologies with an increased policy focus on infill development and densification in serviced areas.

As per council's submission to the draft *ShapingSEQ 2023* update:

| Council welcomes support from the State Government through the following functional roles of <i>ShapingSEQ 2023</i> |                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROVIDE                                                                                                             | Recognises the State Government as the provider and facilitator of housing and the provider of key catalysing infrastructure to address immediate housing needs.                                                                     |
| CONTROLS                                                                                                            | Discusses the policy settings outlined in <i>ShapingSEQ 2023</i> , alignment of policy and regulatory tools to support local government in its achievement.                                                                          |
| DELIVER                                                                                                             | Recognises that significant infrastructure delivery is required in growth areas to realise the policy outcomes sought by <i>ShapingSEQ 2023</i> and supply targets.                                                                  |
| PLAN                                                                                                                | Identifies the importance of proceeding with the <i>draft Ipswich Plan 2024</i> to support council's advanced policy positions to support the delivery of housing and policy outcomes of <i>ShapingSEQ 2023</i> without undue delay. |



## 6.0 KEY FOCUS AREAS

The Ipswich Housing Strategy identifies current and future housing needs and makes the following recommendations for the new planning scheme and council for consideration to undertake key priority actions. It also identifies recommended key focus areas for the State Government particularly its provision of social and affordable housing recognising its role as a housing provider. The following key focus areas and action plan below reflect local government's role as facilitator and regulator of housing rather than being a provider of development.

### 6.1 Draft Ipswich Plan 2024 – Housing diversity and density

Ipswich City Council has progressed significant policy work through the *draft Ipswich Plan 2024*. A key focus of the first half of 2024 will be seeking the Minister's approval for council to adopt the draft planning scheme and associated LGIP.

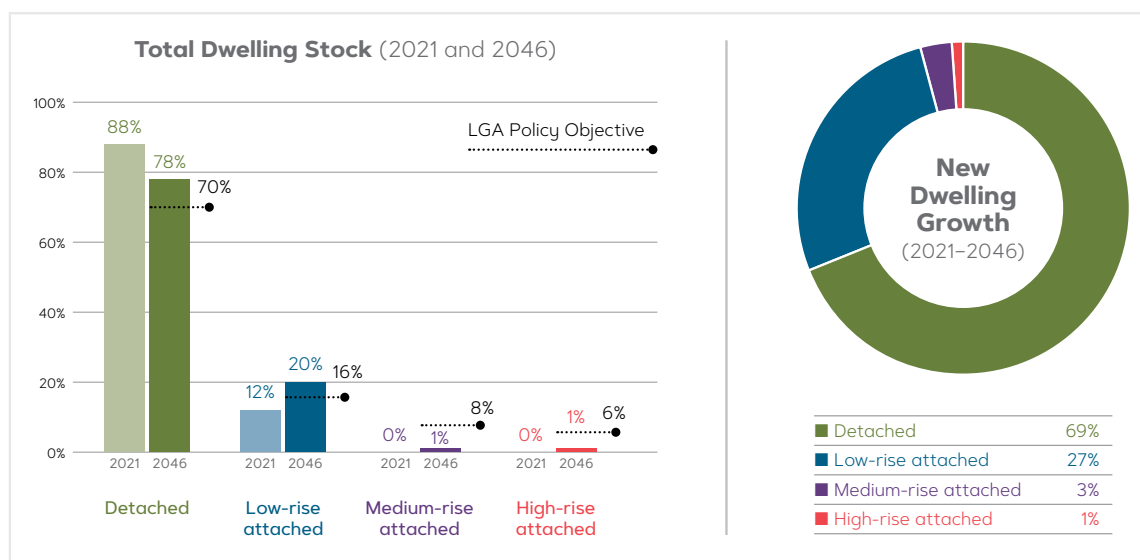
Significant policy advancements have been drafted in the housing space to contemporise and align housing choice and direct appropriate form and density into areas of infill and 'High Amenity Areas'. This has been developed to ensure alignment from the Strategic Framework level of the planning scheme and creates a line of sight and alignment to the on the ground outcomes in the form, height and density of the preferred housing typologies to meet future housing demand and drive housing choice.

The *draft Ipswich Plan 2024* has been prepared to promote sympathetic density and the Multiple Dwelling and Accommodation Code includes a table that identifies compatible building form typology by zone. This table has been used to inform an estimation of attached diversity by built form:

- townhouse (low rise 1-2 storeys)
- low-rise (up to 3 storeys)
- mid-rise (3 to 5 storeys)
- high-rise (6 or more storeys)

ShapingSEQ 2023 establishes a dwelling diversity sub-target for the Ipswich LGA. Council's policy objective through the new Ipswich Plan 2024 is to exceed this target, particularly in the provision of mid and high-rise typologies. Figure 5 provides the dwelling stock and diversity targets for the Ipswich LGA.

Figure 5 – Ipswich dwelling stock and diversity targets



**Note:** The graph represents the composition of projected new dwelling supply by type (i.e. building approvals) between 2021 and 2046 based on present planning scheme intent and policy adjustments made by the 2023 ShapingSEQ Review. Future amendments to ShapingSEQ and local planning schemes are likely to adjust the percentage split. A decrease in percentage does not necessarily imply a decrease in actual number. For example, detached dwellings may still be constructed, but the per cent it represents of total housing stock may be less. This graph shows total dwelling stock at 2021 and 2046.

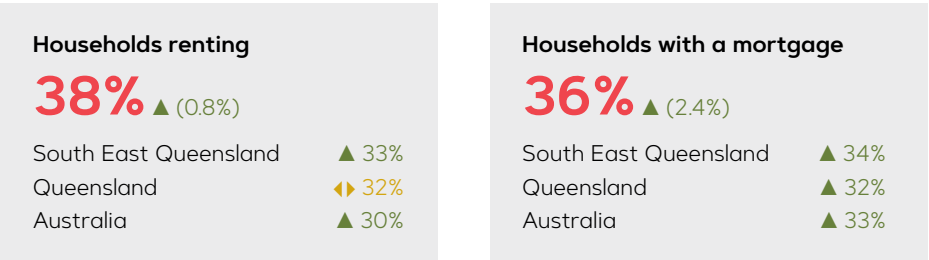


6.2 Social and affordable housing

As a council experiencing consistently high growth, this growth presents challenges for social and affordable housing across the Ipswich local government area. Despite this growth and an associated rise in demand, housing supply for this sector of the market is not keeping pace with demand<sup>5</sup>. While social housing stock in Ipswich has increased, there is still less social housing stock available for rent in 2021 compared to what was available in 2016.<sup>6</sup>

Council recommended to the State Government in its submission on the *Draft ShapingSEQ 2023 Update* that a social housing target for the City of Ipswich be identified by the State Government. This is to address the need for additional social housing to meet the current shortfall, as well as the estimated demand associated with the planned population growth and recognises the crucial role of the State Government as a housing provider.

In lieu of a ‘target’, an agreed social housing delivery plan is needed for the Ipswich LGA for additional social housing dwellings to meet current and future demand associated with population growth to be delivered by the State Government or other public/private arrangements. This housing is needed in a diverse range of forms and in locations supported by services, transport and educational opportunities. The **Ipswich Housing Strategy** provides a supporting analysis of existing State assets that could be considered to unlock underutilised existing State assets for housing.



6.3 Cohort specific housing

Crisis and emergency housing and social housing and affordable housing that is responsive to the community need.

Vulnerable Residents

In addition to the need for increased supply of affordable housing and social and community housing, it has been identified that there is a significant need for specialist housing service providers with access to well-placed crisis, emergency, supported or transitional housing. Current specialist housing providers in the Ipswich Local Government

5 Delivering social housing services | Queensland Audit Office ([Qao.qld.gov.au](https://qao.qld.gov.au))  
6 Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021 as compiled and presented by .id



Area have limited housing stock, extensive waitlists and are facing staff resourcing constraints that are impacted by housing affordability within the city. The Ipswich Local Government Area currently lacks the specialist housing services to meet the need and even those who are funded rely significantly on volunteer hours, donations and church contributions to try to meet the needs in the region. Social problems within the region are amplified by the lack of domestic and family violence shelters, residential rehab facilities, aged care homes and other forms of housing that support residents.

#### 6.4 Regulatory Change and Harmonisation with Building Codes

Whilst planning schemes play a role, further work is required in better defining the forms of housing density. Anecdotal evidence from industry suggests that additional costs and compliance requirements because of the National Construction Code (NCC) result in difficulties in bringing attached forms of housing to the market in a viable way. As such, it is suggested that both harmonisation with Queensland Development Code (QDC) and NCC is required to ensure language is consistent and can be applied through a suite of administrative definitions in the Planning Regulation, including the terms Townhouse, Terrace House/Row House, Apartments/Units, Low-Rise Apartments, Mid-Rise Apartments, High-Rise Apartments.

#### 6.5 Supporting delivery of public transport infrastructure

The provision of trunk Public Transport Infrastructure across the Ipswich Local Government Area has continued to be under funded and reduced for many years despite the continued high growth rates being experienced by the city. Significant gaps exist in the existing and planned public transport provision in the city. Bus Rapid Transit, major transit station locations and feeder routes need to be identified. Major deficits exist in the identified network plans out to 2046 with only minor additions to the Public Transport network currently identified in the SEQ Infrastructure Supplement (SEQIS) in that time.

There is an urgent need to review and refine the network and ensure this is better matched to need and growth projections. This is especially relevant to the western growth corridor of Ipswich which has been identified for many decades as a growth corridor on an established rail line that is now seeing development come online. This includes the prioritisation of necessary upgrades to these existing stations to an urban standard.

#### 6.6 Collaboration

The issues identified and proposed solutions/actions moving forward cannot be resolved by one entity alone and require a consistent, collaborative and integrated approach by all levels of government. Ipswich City Council has been part of these processes and continues to seek avenues for collaborative action and welcomes any opportunity by the State Government and other planning authorities to further collaborate on achievement of housing outcomes for the city particularly through this LHAP.

## 7.0 RESPONSE OPPORTUNITIES

A Local Housing Action Plan enables engagement across all levels of government, and benefits from partnerships between private and not-for-profit organisations. An initial set of tactical actions has been developed, enabling refinement through an ongoing iterative process. These actions provide for a targeted response and outcomes that will seek to either create immediate benefit or establish a foundation for the next phase of actions. More specific responses will be determined in consultation with the local housing and social services sector. These responses can provide flexibility in delivery and support each of the broad areas identified. Figure 6 provides the categorising themes of the local housing action plan.

Figure 6 – Local Housing Themes



Ipswich City Council, in partnership with the Queensland Government, is committed to engage in the delivery of this Local Housing Action Plan through a set of priority actions, developed to target short-term to longer term housing responses (refer to Table 3). The priorities for each action will be determined following discussions at future meetings of the LHAP working group. This is an iterative process, and these actions and target outcomes will seek to either create immediate benefit or to establish foundations that help respond to ongoing housing need.

Table 3 – Priority Actions

| 1   | LAND AND DEVELOPMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | STAKEHOLDERS   | PRIORITY |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------|
| 1.1 | Council to investigate opportunities to offer council-owned land to community housing providers, on either a permanent or temporary basis, promote these opportunities to the community housing sector and conduct an expression of interest process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | State, Private |          |
| 1.2 | Work with State Government to facilitate quality urban design and building design outcomes for multiple large-scale housing demonstration projects in key Ipswich locations to address attached product market short-fall, particularly mid-rise development in high-amenity locations. This could include a mix of State Government delivery of social housing, State Government led build-to-rent projects or other public/private arrangements undertaken.<br><i>(Note – Attachments 1.3 to 1.7 of the Ipswich Housing Supply Statement provide key well-located opportunities, including some under-utilised State Government owned sites, focusing on the Ipswich CBD, Bundamba, Riverview, Dinmore and Wulkuraka).</i> | State, Private |          |
| 1.3 | Support State Government to review its relevant land and building holdings in the Ipswich LGA, to identify opportunities for land or buildings to be provided for social, affordable or community housing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | State          |          |
| 1.4 | Council and the State Government to support non-government organisations (NGOs) to identify relevant land and building holdings in the Ipswich LGA and identify opportunities for land or buildings that may be owned by local government, the State, or NGOs to be used for social, affordable or community housing.                                                                                                                                                                                                                                                                                                                                                                                                        | Private        |          |
| 1.5 | Council to investigate opportunities with private businesses wanting to invest in the delivery of infrastructure in the region to facilitate housing solutions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Private        |          |

Item 3 / Attachment 1.

| 1    | LAND AND DEVELOPMENT                                                                                                                                                                                                                                                                   | STAKEHOLDERS     | PRIORITY   |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|
| 1.6  | Council and State Government to seek funding to offer incentives to private developers for the development of private-led diverse and responsive housing.                                                                                                                              | Federal, Private |            |
| 1.7  | Work on an agreed social housing delivery plan for the Ipswich LGA in consultation with Ipswich City Council to address the current shortfall in social housing provision and to cater for the estimated future demand associated with the planned population growth.                  | State            |            |
| 1.8  | Council to support the State Government to 'unlock housing supply' in 'High Amenity' locations considered to currently be 'under-utilised' existing State Government assets due to the planned capacity to deliver significant residential dwellings immediately.                      | State            |            |
| 1.9  | Undertake early land acquisition needed for social, community and affordable housing in high growth areas particularly the Ripley Valley, in anticipation of a proportion of residents who will be unable to access affordable housing in these areas.                                 | State            |            |
| 1.10 | Increase specialist crisis, emergency, supported and transitional accommodation, including specialist youth supported housing in the Ipswich LGA, in consultation with Ipswich City Council.                                                                                           | State            |            |
| 2    | PLANNING                                                                                                                                                                                                                                                                               | STAKEHOLDERS     | PRIORITY   |
| 2.1  | Council to seek the Minister's approval for Ipswich City Council to adopt the <i>draft Ipswich Plan 2024</i> and associated LGIP to help facilitate additional housing supply, diversity, choice and affordability.                                                                    | State            | Short Term |
| 2.2  | Work to ensure Queensland's infrastructure charging framework is revised to make it more contemporary to address rising costs and feasibility of delivering development particularly aligning growth and State Government funded infrastructure.                                       | State            |            |
| 2.3  | Work with State and Federal governments to finalise the Ipswich to Springfield Public Transport Corridor detailed planning and commit funding to advance the project towards delivery by 2031.                                                                                         | State, Federal   |            |
| 2.4  | Work with the State Government to prioritise commencing local integrated transport plans to formalise future State Government investment in bus rapid transit and active transport for the Ipswich LGA to support affordable living, housing diversity and access to public transport. | State            |            |
| 2.5  | Council to collaborate with the State Government to deliver the 'High Amenity Areas' as per the ShapingSEQ Regional Plan 2023.                                                                                                                                                         | State            |            |
| 2.6  | Work to support councils with greater regulatory control in achieving densities and housing form in serviced and well-located areas to deliver the 'High Amenity Areas' policy framework of the ShapingSEQ Regional Plan 2023.                                                         | State            |            |
| 2.7  | Work to harmonise the planning legislation with the Queensland Development Code (QDC) and building codes.                                                                                                                                                                              | State            |            |
| 2.8  | Continue to monitor growth and review the effectiveness of the measures included in the <i>draft Ipswich Plan 2024</i> to facilitate additional housing growth, diversity, choice and affordability.                                                                                   | State, Council   |            |
| 2.9  | Work with Economic Development Queensland (EDQ) to help prioritise greater quantity and diversity of attached housing product in the Ripley Valley Priority Development Area (PDA).                                                                                                    | State, Council   |            |
| 2.10 | Council to review the suite of incentives and discounts provided by council having regard to the suite of planning and regulatory tools included in <i>ShapingSEQ 2023</i> with a focus on both 'gentle density' and the promotion of 'mid-rise' development.                          | State            |            |
| 2.11 | Council to nominate as a pilot local government for the establishment and implementation of inclusionary zoning, working with the State Government to develop and deliver inclusionary zoning to achieve and maintain long-term housing affordability.                                 | State            |            |
| 3    | OPTIMISATION                                                                                                                                                                                                                                                                           | STAKEHOLDERS     | PRIORITY   |
| 3.1  | Work to allow for expedited planning scheme review processes, where planning scheme amendments are proposed to support diverse or affordable housing.                                                                                                                                  | State            |            |
| 3.2  | Encourage the development of a State Infrastructure Fund separate from the existing approved budget processes to deliver infrastructure that accelerates housing growth and attached diversity in line with planned growth projections.                                                | State            |            |
| 3.3  | Undertake regulation reform to improve housing diversity including definition, clarification and additional regulatory powers for council to 'hold the line' and restrict low density development inappropriately located in identified Residential and Centre zones.                  | State            |            |
| 3.4  | Work with State Government to identify all levers available to pivot delivery towards greater quantity and diversity of attached product.                                                                                                                                              | State            |            |
| 3.5  | Council to forward any proposals through the State's 'opportunities portal' that have the potential to deliver new housing stock opportunities.                                                                                                                                        | State            |            |

Item 3 / Attachment 1.

| MASTER PLANNING     |                                                                                                                                                                                                                                                                                                            | STAKEHOLDERS            | PRIORITY                                   |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------------|
| 4.1                 | Work with Economic Development Queensland (EDQ) to update the residential modelling for the Ripley Valley PDA to provide improved attached and detached splits, including estimated attached density percentages to drive greater diversity and density.                                                   | State                   |                                            |
| 4.2                 | Collaborate with the State Government to improve accuracy of dwelling supply monitoring.                                                                                                                                                                                                                   | State                   |                                            |
| 5 SUPPORTS          |                                                                                                                                                                                                                                                                                                            | STAKEHOLDERS            | PRIORITY                                   |
| 5.1                 | Seek investment in affordable housing in the Ipswich LGA, from crisis and emergency housing to social and community housing.                                                                                                                                                                               | Federal, State, Private |                                            |
| 5.2                 | Work with the State Government for an effective ongoing community education campaign that identifies the value of and need for housing diversity, choice and affordability, including demonstration projects, and funding for local governments to provide relevant education campaigns in their own LGAs. | State                   |                                            |
| 5.3                 | Seek a significant increase in the amount of emergency relief (both financial and material) available for people most in need in the Ipswich LGA.                                                                                                                                                          | State                   |                                            |
| 5.4                 | Seek an expansion of tenancy sustainment responses to support vulnerable people to sustain current tenancies and supplementary support through rental subsidy.                                                                                                                                             | State                   |                                            |
| 6 PEOPLE IN NEED    |                                                                                                                                                                                                                                                                                                            | STAKEHOLDERS            | PRIORITY                                   |
| 6.1                 | Council to liaise with local Indigenous Community Organisations and peak body Aboriginal and Torres Strait Islander Housing Queensland and the State Government to better support housing outcomes for Aboriginal and Torres Strait Islander peoples.                                                      | State, Private          |                                            |
| 6.2                 | Expand support for the complex and diverse needs of women experiencing homelessness as a result of domestic, family and sexual violence as an initiative under the Family, Domestic and Sexual Violence Responses 2021-2023 National Partnership Agreement in Ipswich.                                     | State                   |                                            |
| 6.3                 | Seek additional support for after-hours outreach in locations in the Ipswich region to link people who are experiencing homelessness, including sleeping rough, with temporary emergency accommodation and supports.                                                                                       | State                   |                                            |
| 7 CONSTRUCTION      |                                                                                                                                                                                                                                                                                                            | STAKEHOLDERS            | PRIORITY                                   |
| 7.1                 | Work with State Government to deliver social housing in accordance with an agreed social housing delivery plan for the Ipswich LGA that addresses the current shortfall in social housing provision and to cater for the estimated future demand associated with the planning population growth.           | State                   |                                            |
| 7.2                 | Council to explore avenues to support local manufacturing and innovative construction (faster, cheaper, and/or higher quality) through partnerships with local industry and research institutions investigating prefabrication, modular or industrialised house-building programs.                         | State, Private          | Modern Methods of Construction Program     |
| 7.3                 | Council to advocate for the State Government to promote education and training to take up a trade, such as partnerships with TAFE and Construction Skills Queensland (CSQ). This could also include accommodation subsidies and transitional or temporary housing.                                         | State, Private          | Rapid Accommodation and Apprentice Centres |
| 7.4                 | Council to advocate for the State Government to expand the Qbuild program through an expanded local manufacturing centre (RAAC) situated in Ipswich to provide local employment and deliver on the MMC and RAAC programs of housing for Ipswich.                                                           | State                   |                                            |
| 8 CAPITAL SOLUTIONS |                                                                                                                                                                                                                                                                                                            | STAKEHOLDERS            | PRIORITY                                   |
| 8.1                 | Investigate opportunities to incentivise innovative, affordable development that would otherwise be unable to attract conventional financing, including potentially from the Federal Government's Housing Australia Future Fund.                                                                           | State, Federal          |                                            |

It is important to note that this Local Housing Action Plan provides an overview of available information as a basis for discussion and decision-making. It should not be viewed in isolation but read and considered as part of the broader response to supporting housing needs across both the City of Ipswich and the State more broadly.



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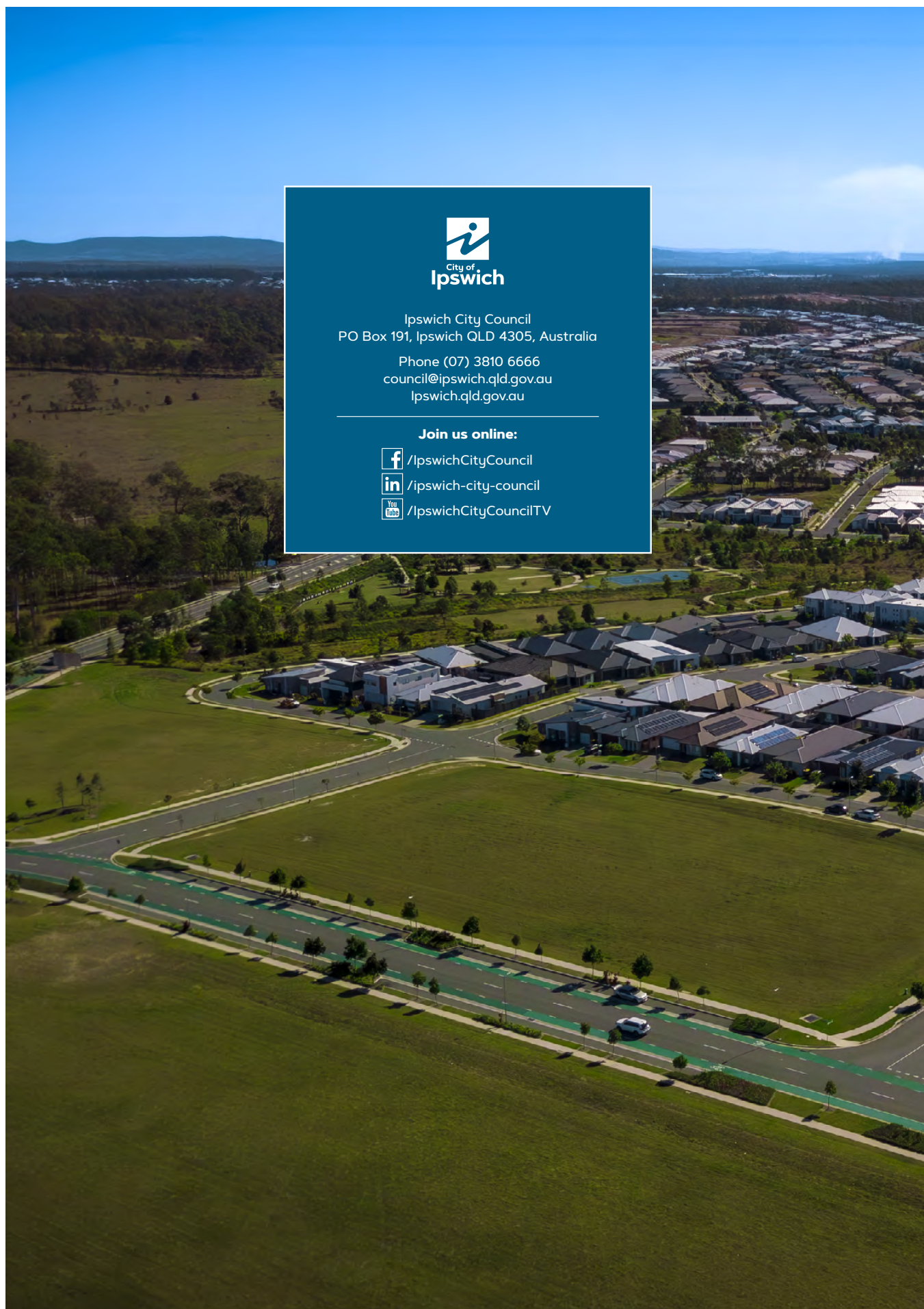
## 8.0 NEXT STEPS

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Council will establish a **LHAP Working Group** comprising key representatives from council, relevant state agencies, and community organisations. The group will oversee and progress actions in collaboration with the State Government, review findings, report annually on progress (potentially with a dashboard of how council and stakeholders are tracking in meeting the agreed actions and timeframes of the LHAP), and further develop the LHAP in an open partnership to address the housing challenge.









Doc ID No: A10956659

ITEM: 4

SUBJECT: EXERCISE OF DELEGATION REPORT

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 20 NOVEMBER 2024

### EXECUTIVE SUMMARY

This is a report concerning applications that have been determined by delegated authority for the period 26 September 2024 to 29 October 2024.

### RECOMMENDATION/S

**That the Exercise of Delegation report for the period 26 September 2024 to 29 October 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 26 September 2024 to 29 October 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   |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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 29 October 2024 and 20 November 2024  
Total number of applications determined - 343

| DIVISION 1                             |                                                                |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               |          |                                       |
|----------------------------------------|----------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|---------------------------------------|
| Delegated Authority: 148 Application/s |                                                                |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               |          |                                       |
| Application No.                        | Applicant                                                      | Address                                    | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Decision Date | Decision | Determining Authority                 |
| 11285/2024/BR                          | Vanstyn Constructions                                          | 29 Oliver Drive, Redbank Plains            | Siting Variation - Carport                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 13/11/2024    | Approved | Building Regulatory Officer           |
| 11505/2024/BR                          | Precision Building Certification                               | 4 Kimberley Way, Flinders View             | Siting variation - Carport                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 29/10/2024    | Approved | Building Regulatory Officer           |
| 11804/2024/BR                          | TJB Building Certifiers Pty Ltd                                | 1A Teak Street, Raceview                   | Siting Variation - Dwelling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 05/11/2024    | Approved | Building Regulatory Officer           |
| 12003/2024/BR                          | Just Sheds                                                     | 4 Chestnut Drive, Flinders View            | Siting variation - Carport                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 11/11/2024    | Approved | Building Regulatory Officer           |
| 12250/2024/BR                          | Mr Jay Kahie Spurr                                             | 110 Mary Street, Blackstone                | Siting variation - Deck and Swimming Pool Fence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 14/11/2024    | Approved | Building Regulatory Officer           |
| 8401/2024/BW                           | Ms Darcie Montana Newbery and Mr Matthew Shane Robert McCarthy | 11 Ebony Close, Ripley                     | Detached Garage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 13/11/2024    | Approved | Building Certifier                    |
| 40/2015/LDR/O                          | AW Bidco 6 Pty Limited                                         | 7000 Harmony Crescent, South Ripley        | Preparation of legal documentation - Transfer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 08/11/2024    | Approved | Senior Development Compliance Officer |
| 7231/2020/LDR/F                        | Ripley Projects Pty Ltd                                        | 7001 Glassey Parade, Ripley                | Preparation of Legal Documentation - Hayfield Estate Stage 10 - Transfer & Easement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 12/11/2024    | Approved | Senior Development Compliance Officer |
| 2040/2006/MAEXT/B                      | Ivory's Rock Foundation                                        | 399 Mt Flinders Road, Peak Crossing        | Extension Application - Extension of Currency Period                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 29/10/2024    | Approved | Development Assessment West Manager   |
| 2258/2022/MAMC/A                       | Saunders Havill Group                                          | 639 Redbank Plains Road, Redbank Plains    | Minor Change - Landscaping - Century Rebank Plains Estate - Stage 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 01/11/2024    | Approved | Engineering Delivery East Manager     |
| 2260/2022/MAMC/A                       | Saunders Havill Group                                          | 639 Redbank Plains Road, Redbank Plains    | Minor Change - Landscaping - Century Redbank Plains Estate Stage 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 04/11/2024    | Approved | Engineering Delivery East Manager     |
| 4037/2022/MAMC/A                       | Briswest Investments Pty Ltd                                   | 7001 Fairbank Place, Swanbank              | Minor Change - Material Change of Use - Variation Application - Preliminary Approval that includes a Variation Approval to vary Ipswich Planning Scheme (IPS) 2006 from Regional Business & Industry Investigation (RBIA02) Zone and Regional Business & Industry Buffer (RBB01) Zone to Regional Business and Industry (Sub Area RB05M – Swanbank/New Chum Medium Impact Business and Industry) Zone over part of Lot 903 SP297527; and Reconfiguring a Lot – Two (2) Lots into Twenty-Three (23) Lots (consisting of Nineteen (19) Industrial Development Lots (401 & 419), One (1) Lot for Road/Utilities purposes (901), One (1) Stormwater Drainage Reserve Lot (900), One (1) Landscape Buffer Bot (903), One (1) Balance Lot (906) and access/sewer easements) | 08/11/2024    | Approved | Development Assessment West Manager   |
| 11275/2022/MAMC/A                      | Combined Synergy Pty Ltd                                       | 5 Gardner Street, Redbank Plains           | Minor Change - Reconfiguring a Lot - Two (2) lots into 36 lots plus new road and drainage reserve                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 08/11/2024    | Approved | Development Assessment East Manager   |
| 3551/2023/MAMC/B                       | Christian Community Ministries Ltd                             | 227-243 School Road, Redbank Plains        | Minor Change - Reconfiguring a Lot - Two (2) Lots into Two (2) Lots (Boundary Realignment) plus Access Easement and New Road; Material Change of Use - Extension to Community Educational Establishment)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 19/11/2024    | Approved | Development Assessment East Manager   |
| 12984/2021/MAOC/A                      | Teamnews Pty Ltd                                               | 175-185 Briggs Road, Flinders View         | Other Change - Road work, Stormwater, Drainage work and Earthworks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 30/10/2024    | Approved | Engineering Delivery West Manager     |
| 40/2015/MAPDA/K                        | AW Bidco 6 Pty Limited                                         | 7002 Bayliss Road, South Ripley            | Amendment Application - Reconfiguring a Lot (with Plan of Development) for 1559 lots (consisting of 1542 residential lots, 12 super lots [subject to separate approval], 4 balance lots, 1 utility lot, open space, land for drainage and roads) over multiple stages                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 15/11/2024    | Approved | Development Assessment West Manager   |
| 4215/2024/MCU                          | BLZ Property Investments No. 3 Pty Ltd                         | 9 Noblevale Way, Swanbank                  | Material Change of Use - General Industry and Service/Trades Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 18/11/2024    | Approved | Development Assessment West Manager   |
| 10607/2024/MCU                         | Mrs Susan Miranda Berderow and Mr William Norman Berderow      | 27 Queen Street, Blackstone                | Material change of use - Dual Occupancy (Relative's Accommodation)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 31/10/2024    | Approved | Senior Planner (Development)          |
| 9367/2022/NAME/A                       | Peet No 119 Pty Ltd                                            | 7004 Mount Juillerat Drive, Redbank Plains | Road Naming and continuation of an existing road - Eden's Crossing - 30-35                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 12/11/2024    | Approved | Senior Development Compliance Officer |
| 10535/2024/OD                          | Gameplan Production Management                                 | 6 West Street, Redbank Plains              | Advertising Devices - Two (2) Pole Signs, One (1) Awning Fascia Sign, One (1) Window Sign                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 04/11/2024    | Approved | Development Assessment East Manager   |
| 11461/2024/OD                          | Clear Conscience Certification Pty Ltd                         | 200 Ipswich Boonah Road, Purga             | Carrying out building work not associated with a material change of use - Class 10a Shed in a Rural B Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 30/10/2024    | Approved | Senior Planner (Development)          |
| 7716/2024/OW                           | Sunbird Sanctuary Pty Ltd                                      | 50 Griffiths Road, Redbank Plains          | Road Work, Drainage Work, Stormwater, Earthworks & Clearing Vegetation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 31/10/2024    | Approved | Engineering Delivery East Manager     |
| 9582/2024/OW                           | Andrew Gold Landscape Architecture                             | 50 Griffiths Road, Redbank Plains          | Landscaping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 15/11/2024    | Approved | Engineering Delivery East Manager     |
| 10310/2024/OW                          | Robin Russell & Associates Pty Ltd                             | 632 Redbank Plains Road, Redbank Plains    | **AWAITING QLEAVE** Stage 1 - Rate 3 Streetlighting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 18/11/2024    | Approved | Engineering Delivery East Manager     |
| 7517/2024/PDA                          | LRP Developments No. 5 Pty Ltd                                 | 20 Blueband Court, Ripley                  | Advertising Device - One (1) Above Fence Sign                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 31/10/2024    | Approved | Principal Planner                     |
| 8924/2024/PDA                          | AW Bidco 6 Pty Limited                                         | 7000 Harmony Crescent, South Ripley        | Priority Development Area - Advertising Device                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 15/11/2024    | Approved | Principal Planner                     |

| DIVISION 1                             |                                      |                                         |                                                                                                                                              |               |          |                                            |
|----------------------------------------|--------------------------------------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|--------------------------------------------|
| Delegated Authority: 148 Application/s |                                      |                                         |                                                                                                                                              |               |          |                                            |
| Application No.                        | Applicant                            | Address                                 | Description                                                                                                                                  | Decision Date | Decision | Determining Authority                      |
| 6185/2024/PDACA                        | Stockland Development Pty Limited    | 244 Bayliss Road, White Rock            | Providence East – Water Supply and Sewerage Infrastructure Master Plan (in accordance with Condition 12 of Context Plan Approval 9/2022/PDA) | 07/11/2024    | Approved | Development Assessment West Manager        |
| 7374/2024/PDACA                        | Stockland Development Pty Ltd        | 2-72 Cumner Road, White Rock            | Providence East - Energy and Communication Service Infrastructure Master Plan (Condition 9)                                                  | 06/11/2024    | Approved | Development Assessment West Manager        |
| 7799/2024/PDACA                        | Engeny Australia Pty Ltd             | 244 Bayliss Road, White Rock            | Providence East Eastern Waterway Reconstruction Design & Rehabilitation - MCU conditions 17, 18, 20-24 and RAL conditions 17-20              | 13/11/2024    | Approved | Development Assessment West Manager        |
| 7921/2024/PDACA                        | Engeny Australia Pty Ltd             | 7002 Lucas Drive, White Rock            | Providence East Western Waterway Design - MCU conditions 17, 18, 20-24 and RAL conditions 17-20                                              | 13/11/2024    | Approved | Development Assessment West Manager        |
| 7947/2024/PDACA                        | Colliers Engineering and Design      | 162 Cumner Road, White Rock             | Providence LLC1 Stage 1 & Stage 2 - Earthworks & Stormwater Drainage & Stormwater Quality - Conditions 13, 14 & 15                           | 08/11/2024    | Approved | Development Assessment West Manager        |
| 8218/2024/PDACA                        | Colliers Engineering and Design      | 7001 Glassey Parade, Ripley             | Priority Development Area Compliance Assessment - Stage 11 Condition 36(b) Stormwater Quality                                                | 18/11/2024    | Approved | Development Assessment West Manager        |
| 9398/2024/PDACA                        | CUSP (Qld) Pty Ltd                   | 244 Bayliss Road, White Rock            | Providence East, Stage 1 - Condition 15 - Streetscape Works                                                                                  | 19/11/2024    | Approved | Development Assessment West Manager        |
| 7231/2020/PDACA/A                      | Ripley Road Land Investments Pty Ltd | 7001 Glassey Parade, Ripley             | PDA Compliance Assessment - Hayfield Stage 11 - Streetscape Plans - Conditions 22 a, b, c of Development Permit 7231/2020/MAPDA/C            | 15/11/2024    | Approved | Development Assessment West Manager        |
| 15122/2021/PDACA/A                     | KN Group Pty Ltd                     | 162 Cumner Road, White Rock             | Providence East - Cumner Road Upgrade & Bayliss Road Construction - Roadworks, Earthworks, & Stormwater Drainage - Conditions 8, 9, & 10     | 01/11/2024    | Approved | Development Assessment West Manager        |
| 9/2022/PDACA/C                         | CUSP (Qld) Pty Ltd                   | 244 Bayliss Road, White Rock            | Providence East Stage 4 - Streetscape works - 15 (g)(i-v)                                                                                    | 06/11/2024    | Approved | Development Assessment West Manager        |
| 19942/2021/PDACA/A                     | Colliers Engineering and Design      | 162 Cumner Road, White Rock             | Providence LLC 1 – Condition 12 – Detailed Design Documentation relating to Approval no. 19942/2021/MAPDA/A                                  | 18/11/2024    | Approved | Development Assessment West Manager        |
| 1430/2024/PDAECA                       | Spiire Australia Pty Ltd             | Part Lot 1 Ripley Road, Ripley          | Amory Conditions Stages 1-13 - Roadworks - Condition 20(d), (n), (p), (r), (t) & (v)                                                         | 11/11/2024    | Approved | Development Assessment West Manager        |
| 3275/2024/PDAECA                       | Spiire Australia Pty Ltd             | 7007 Ripley Road, Ripley                | Amory - Emergency Secondary Access via Main Street - Condition 20(z)                                                                         | 05/11/2024    | Approved | Development Assessment West Manager        |
| 5438/2024/PDAECA                       | Peter Eustace and Associates Pty Ltd | 7007 Ripley Road, Ripley                | Compliance Assessment – Amory Estate External Works Condition 24. Street-lighting                                                            | 01/11/2024    | Approved | Engineering Delivery West Manager          |
| 6150/2024/PDAECA                       | CUSP Landscape Architecture          | 7001 Parkway Avenue, South Ripley       | Providence Southern Sportsfield Stage 2 - Landscape drawings for associated sportsfield works - Conditions 12, 15, 16, 24 and 27             | 05/11/2024    | Approved | Engineering Delivery West Manager          |
| 11097/2023/PDAEIO                      | SCG Urban                            | 7001 Daleys Road, Ripley                | Cadence Stage 1 Actual Offset – Trunk Road (Further Submission)                                                                              | 01/11/2024    | Approved | Manager, Engineering, Health & Environment |
| 6970/2024/PDAEPC                       | ACS Consult Pty Ltd                  | 162 Cumner Road, White Rock             | Providence East LLC Phase 3 - Bulk Earthworks                                                                                                | 19/11/2024    | Approved | Development Assessment West Manager        |
| 6241/2017/PDAEPC/A                     | SMEC Australia Pty Ltd               | 152-280 Grampian Drive, Deebing Heights | South Place, Stage 8 - 28 Lot Residential Subdivision - Conditions 30, 39b, 39c                                                              | 31/10/2024    | Approved | Senior Development Engineer                |
| 12038/2024/PFT                         | Apex Certification And Consulting    | 114 Orana Street, Redbank Plains        | Single Dwelling                                                                                                                              | 29/10/2024    | Approved | Plumbing Inspector                         |
| 12087/2024/PFT                         | Apex Certification & Consulting      | 63 Bloomfield Mews, Ripley              | Single Dwelling                                                                                                                              | 29/10/2024    | Approved | Plumbing Inspector                         |
| 12041/2024/PFT                         | Bartley Burns Pty Ltd                | 4 Harvey Way, South Ripley              | Single Dwelling                                                                                                                              | 29/10/2024    | Approved | Plumbing Inspector                         |
| 12075/2024/PFT                         | Brighton Homes Queensland            | 32 Paradise Close, Deebing Heights      | Single Dwelling                                                                                                                              | 29/10/2024    | Approved | Plumbing Inspector                         |
| 12043/2024/PFT                         | Sandsky Constructions Pty Ltd        | 135 Bayliss Road, South Ripley          | Single Dwelling                                                                                                                              | 29/10/2024    | Approved | Plumbing Inspector                         |
| 12042/2024/PFT                         | Sandsky Constructions Pty Ltd        | 133 Bayliss Road, South Ripley          | Single Dwelling                                                                                                                              | 29/10/2024    | Approved | Plumbing Inspector                         |
| 12070/2024/PFT                         | Sandsky Constructions Pty Ltd        | 131 Bayliss Road, South Ripley          | Single Dwelling                                                                                                                              | 29/10/2024    | Approved | Plumbing Inspector                         |
| 12076/2024/PFT                         | Sandsky Constructions Pty Ltd        | 129 Bayliss Road, South Ripley          | Single Dwelling                                                                                                                              | 29/10/2024    | Approved | Plumbing Inspector                         |
| 12088/2024/PFT                         | Sandsky Constructions Pty Ltd        | 127 Bayliss Road, South Ripley          | Single Dwelling                                                                                                                              | 30/10/2024    | Approved | Plumbing Inspector                         |
| 12051/2024/PFT                         | Hallmark Homes Pty Ltd               | 24 Vaulter Crescent, South Ripley       | Single Dwelling                                                                                                                              | 29/10/2024    | Approved | Plumbing Inspector                         |
| 12055/2024/PFT                         | Metricon Homes                       | 71 Carnarvon Drive, South Ripley        | Single Dwelling                                                                                                                              | 29/10/2024    | Approved | Plumbing Inspector                         |
| 12065/2024/PFT                         | Checkpoint Biulding Surveyors        | 55 Bayliss Road, South Ripley           | Single Dwelling                                                                                                                              | 29/10/2024    | Approved | Plumbing Inspector                         |
| 12057/2024/PFT                         | FRD Homes                            | 13 Mason Close, Redbank Plains          | Single Dwelling                                                                                                                              | 29/10/2024    | Approved | Plumbing Inspector                         |
| 12073/2024/PFT                         | Apex Certification & Consulting      | 13 Azalea Circuit, Deebing Heights      | Single Dwelling                                                                                                                              | 29/10/2024    | Approved | Plumbing Inspector                         |
| 12047/2024/PFT                         | Hallmark Homes Pty Ltd               | 61 Charon Way, Ripley                   | Single Dwelling                                                                                                                              | 29/10/2024    | Approved | Plumbing Inspector                         |
| 12080/2024/PFT                         | Buildable Approvals                  | 4 Hyland Circuit, Ripley                | Single Dwelling                                                                                                                              | 30/10/2024    | Approved | Plumbing Inspector                         |
| 12085/2024/PFT                         | Checkpoint Building Surveyors        | 23 Rowan Street, Ripley                 | Single Dwelling                                                                                                                              | 30/10/2024    | Approved | Plumbing Inspector                         |
| 12044/2024/PFT                         | Checkpoint Building Surveyors        | 18 Frontier Drive, Ripley               | Single Dwelling                                                                                                                              | 29/10/2024    | Approved | Plumbing Inspector                         |
| 12114/2024/PFT                         | Checkpoint Building Surveyors        | 20 Vaulter Crescent, South Ripley       | Single Dwelling                                                                                                                              | 31/10/2024    | Approved | Plumbing Inspector                         |

| DIVISION 1                             |                                    |                                     |                 |               |          |                       |
|----------------------------------------|------------------------------------|-------------------------------------|-----------------|---------------|----------|-----------------------|
| Delegated Authority: 148 Application/s |                                    |                                     |                 |               |          |                       |
| Application No.                        | Applicant                          | Address                             | Description     | Decision Date | Decision | Determining Authority |
| 12138/2024/PFT                         | Bartley Burns Pty Ltd              | 121 Bayliss Road, South Ripley      | Single Dwelling | 31/10/2024    | Approved | Plumbing Inspector    |
| 12126/2024/PFT                         | PB3 Building Certification Pty Ltd | 69 Carnarvon Drive, South Ripley    | Single Dwelling | 31/10/2024    | Approved | Plumbing Inspector    |
| 12111/2024/PFT                         | Desire Homes Pty Ltd               | 73 Carnarvon Drive, South Ripley    | Single Dwelling | 31/10/2024    | Approved | Plumbing Inspector    |
| 12103/2024/PFT                         | Ingenious Homes                    | 10 Fuji Street, White Rock          | Single Dwelling | 31/10/2024    | Approved | Plumbing Inspector    |
| 12137/2024/PFT                         | Checkpoint Building Surveyors      | 57 Bayliss Road, South Ripley       | Single Dwelling | 30/10/2024    | Approved | Plumbing Inspector    |
| 12134/2024/PFT                         | Bartley Burns Pty Ltd              | 55 Charon Way, Ripley               | Single Dwelling | 31/10/2024    | Approved | Plumbing Inspector    |
| 12152/2024/PFT                         | Coral Homes QLD Pty Ltd            | 44 Blackstone Crescent, Ripley      | Single Dwelling | 31/10/2024    | Approved | Plumbing Inspector    |
| 12136/2024/PFT                         | Checkpoint Building Surveyors      | 10 Hyland Circuit, Ripley           | Single Dwelling | 31/10/2024    | Approved | Plumbing Inspector    |
| 12153/2024/PFT                         | Coral Homes QLD Pty Ltd            | 5 Rowan Street, Ripley              | Single Dwelling | 31/10/2024    | Approved | Plumbing Inspector    |
| 12201/2024/PFT                         | Total Building Consult Pty Ltd     | 61 Tomaree Road, White Rock         | Single Dwelling | 31/10/2024    | Approved | Plumbing Inspector    |
| 12199/2024/PFT                         | Checkpoint Building Surveyors      | 15 Frontier Drive, Ripley           | Single Dwelling | 31/10/2024    | Approved | Plumbing Inspector    |
| 12278/2024/PFT                         | Evoca Home Pty Ltd                 | 152 Carnarvon Drive, White Rock     | Single Dwelling | 04/11/2024    | Approved | Plumbing Inspector    |
| 12257/2024/PFT                         | Novdev Pty Ltd                     | 35 Illawarra Street, Redbank Plains | Single Dwelling | 11/11/2024    | Approved | Plumbing Inspector    |
| 12366/2024/PFT                         | REII Building Certification        | 99 Danbulla Street, South Ripley    | Single Dwelling | 04/11/2024    | Approved | Plumbing Inspector    |
| 12304/2024/PFT                         | FRD Homes                          | 17 Mason Close, Redbank Plains      | Single Dwelling | 04/11/2024    | Approved | Plumbing Inspector    |
| 12368/2024/PFT                         | Golden Bee Homes Pty Ltd           | 28 Illawarra Street, Redbank Plains | Single Dwelling | 04/11/2024    | Approved | Plumbing Inspector    |
| 12374/2024/PFT                         | Golden Bee Homes Pty Ltd           | 40 Illawarra Street, Redbank Plains | Single Dwelling | 05/11/2024    | Approved | Plumbing Inspector    |
| 12438/2024/PFT                         | Active Building Approvals Pty Ltd  | 160 Carnarvon Drive, White Rock     | Single Dwelling | 06/11/2024    | Approved | Plumbing Inspector    |
| 12404/2024/PFT                         | Checkpoint Building Surveyors      | 26 Rowan Street, Ripley             | Single Dwelling | 05/11/2024    | Approved | Plumbing Inspector    |
| 12407/2024/PFT                         | Hallmark Homes Pty Ltd             | 20 Frontier Drive, Ripley           | Single Dwelling | 05/11/2024    | Approved | Plumbing Inspector    |
| 12410/2024/PFT                         | Hallmark Homes                     | 17 Rowan Street, Ripley             | Single Dwelling | 05/11/2024    | Approved | Plumbing Inspector    |
| 12424/2024/PFT                         | Australasian Homes                 | 34 Wallowa Way, Redbank Plains      | Single Dwelling | 06/11/2024    | Approved | Plumbing Inspector    |
| 12456/2024/PFT                         | REII Building Certification        | 5 Vega Street, South Ripley         | Single Dwelling | 06/11/2024    | Approved | Plumbing Inspector    |
| 12459/2024/PFT                         | Checkpoint Building Surveyors      | 24 Frontier Drive, Ripley           | Single Dwelling | 06/11/2024    | Approved | Plumbing Inspector    |
| 12483/2024/PFT                         | Checkpoint Building Surveyors      | 49 Ironwood Street, Redbank Plains  | Single Dwelling | 07/11/2024    | Approved | Plumbing Inspector    |
| 12490/2024/PFT                         | Checkpoint Building Surveyors      | 47 Ironwood Street, Redbank Plains  | Single Dwelling | 07/11/2024    | Approved | Plumbing Inspector    |
| 12479/2024/PFT                         | Burbank Homes                      | 36 Illawarra Street, Redbank Plains | Single Dwelling | 06/11/2024    | Approved | Plumbing Inspector    |
| 12445/2024/PFT                         | Australasian Homes                 | 46 Wallowa Way, Redbank Plains      | Single Dwelling | 06/11/2024    | Approved | Plumbing Inspector    |
| 12533/2024/PFT                         | Fortitude Homes                    | 33 Daisy Street, Ripley             | Single Dwelling | 08/11/2024    | Approved | Plumbing Inspector    |
| 12548/2024/PFT                         | Checkpoint Building Surveyors      | 26 Frontier Drive, Ripley           | Single Dwelling | 08/11/2024    | Approved | Plumbing Inspector    |
| 12501/2024/PFT                         | Checkpoint Building Surveyors      | 38 Wallowa Way, Redbank Plains      | Single Dwelling | 07/11/2024    | Approved | Plumbing Inspector    |
| 12510/2024/PFT                         | Total Building Consult Pty Ltd     | 3 Marhaba Court, Redbank Plains     | Single Dwelling | 08/11/2024    | Approved | Plumbing Inspector    |
| 12610/2024/PFT                         | Buildcert                          | 78 Glassey Parade, Ripley           | Single Dwelling | 18/11/2024    | Approved | Plumbing Inspector    |
| 12608/2024/PFT                         | Buildcert                          | 76 Glassey Parade, Ripley           | Single Dwelling | 15/11/2024    | Approved | Plumbing Inspector    |
| 12606/2024/PFT                         | Buildcert                          | 74 Glassey Parade, Ripley           | Single Dwelling | 18/11/2024    | Approved | Plumbing Inspector    |
| 12604/2024/PFT                         | Buildcert                          | 72 Glassey Parade, Ripley           | Single Dwelling | 18/11/2024    | Approved | Plumbing Inspector    |
| 12607/2024/PFT                         | Buildcert QLD Pty Ltd              | 68 Glassey Parade, Ripley           | Single Dwelling | 15/11/2024    | Approved | Plumbing Inspector    |
| 12600/2024/PFT                         | Buildcert QLD Pty Ltd              | 64 Glassey Parade, Ripley           | Single Dwelling | 18/11/2024    | Approved | Plumbing Inspector    |
| 12609/2024/PFT                         | Buildcert QLD Pty Ltd              | 80 Glassey Parade, Ripley           | Single Dwelling | 18/11/2024    | Approved | Plumbing Inspector    |
| 12603/2024/PFT                         | Karston Homes Pty Ltd              | 5 Hope Street, Ripley               | Single Dwelling | 11/11/2024    | Approved | Plumbing Inspector    |
| 12586/2024/PFT                         | Karston Homes                      | 4 Blackstone Crescent, Ripley       | Single Dwelling | 11/11/2024    | Approved | Plumbing Inspector    |
| 12595/2024/PFT                         | Kallibr Homes                      | 8 Rowan Street, Ripley              | Single dwelling | 11/11/2024    | Approved | Plumbing Inspector    |
| 12614/2024/PFT                         | Checkpoint Building Surveyors      | 42 Wallowa Way, Redbank Plains      | Single Dwelling | 12/11/2024    | Approved | Plumbing Inspector    |
| 12576/2024/PFT                         | Australasian Homes                 | 33 Illawarra Street, Redbank Plains | Single Dwelling | 11/11/2024    | Approved | Plumbing Inspector    |



| DIVISION 1                             |                                                           |                                          |                                                                                                                                            |               |          |                                       |
|----------------------------------------|-----------------------------------------------------------|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|---------------------------------------|
| Delegated Authority: 148 Application/s |                                                           |                                          |                                                                                                                                            |               |          |                                       |
| Application No.                        | Applicant                                                 | Address                                  | Description                                                                                                                                | Decision Date | Decision | Determining Authority                 |
| 12626/2024/PFT                         | Buildcert QLD Pty Ltd                                     | 66 Glassey Parade, Ripley                | Single Dwelling                                                                                                                            | 18/11/2024    | Approved | Plumbing Inspector                    |
| 12625/2024/PFT                         | Buildcert QLD Pty Ltd                                     | 62 Glassey Parade, Ripley                | Single Dwelling                                                                                                                            | 18/11/2024    | Approved | Plumbing Inspector                    |
| 12709/2024/PFT                         | Bold Properties                                           | 97 Sunny Crescent, Ripley                | Single Dwelling                                                                                                                            | 12/11/2024    | Approved | Plumbing Inspector                    |
| 12673/2024/PFT                         | Fortitude Homes                                           | 23 Daisy Street, Ripley                  | Single Dwelling                                                                                                                            | 12/11/2024    | Approved | Plumbing Inspector                    |
| 12707/2024/PFT                         | Fortitude Homes Pty Ltd                                   | 46 Blackstone Crescent, Ripley           | Single Dwelling                                                                                                                            | 12/11/2024    | Approved | Plumbing Inspector                    |
| 12675/2024/PFT                         | Plantation Homes                                          | 34 Blackstone Crescent, Ripley           | Single Dwelling                                                                                                                            | 12/11/2024    | Approved | Plumbing Inspector                    |
| 12674/2024/PFT                         | Checkpoint Building Surveyors                             | 29 Rowan Street, Ripley                  | Single Dwelling                                                                                                                            | 12/11/2024    | Approved | Plumbing Inspector                    |
| 12690/2024/PFT                         | Burbank Homes C/- Suncoast Building Approvals             | 40 Wallowa Way, Redbank Plains           | Single Dwelling                                                                                                                            | 12/11/2024    | Approved | Plumbing Inspector                    |
| 12729/2024/PFT                         | Apex Certification & Consulting Pty Ltd                   | 9 Hyland Circuit, Ripley                 | Single Dwelling                                                                                                                            | 14/11/2024    | Approved | Plumbing Inspector                    |
| 12733/2024/PFT                         | Plantation Homes                                          | 34 Rowan Street, Ripley                  | Single Dwelling                                                                                                                            | 14/11/2024    | Approved | Plumbing Inspector                    |
| 12788/2024/PFT                         | Silkwood Homes Pty Ltd                                    | 10 O'Rourke Street, Redbank Plains       | Single Dwelling                                                                                                                            | 14/11/2024    | Approved | Plumbing Inspector                    |
| 12781/2024/PFT                         | Buildcert QLD Pty Ltd                                     | 70 Glassey Parade, Ripley                | Single Dwelling                                                                                                                            | 14/11/2024    | Approved | Plumbing Inspector                    |
| 12819/2024/PFT                         | Avia Homes Australia Pty Ltd                              | 36 Ferntree Street, Ripley               | Single Dwelling                                                                                                                            | 18/11/2024    | Approved | Plumbing Inspector                    |
| 12872/2024/PFT                         | Ingenious Homes                                           | 5 Denali Street, White Rock              | Single Dwelling                                                                                                                            | 18/11/2024    | Approved | Plumbing Inspector                    |
| 12862/2024/PFT                         | Capital Building Approvals Pty Ltd                        | 7 Jockey Crescent, South Ripley          | Single Dwelling                                                                                                                            | 18/11/2024    | Approved | Plumbing Inspector                    |
| 12847/2024/PFT                         | Checkpoint Building Surveyors                             | 21 Rowan Street, Ripley                  | Single Dwelling                                                                                                                            | 18/11/2024    | Approved | Plumbing Inspector                    |
| 12834/2024/PFT                         | Total Building Consult Pty Ltd                            | 30 Illawarra Street, Redbank Plains      | Single Dwelling                                                                                                                            | 18/11/2024    | Approved | Plumbing Inspector                    |
| 12027/2024/PPC                         | Hydraulic Design Solutions                                | 14 Sunbird Drive, Redbank Plains         | Proposed Fitout - Laundromat - Shop 3                                                                                                      | 30/10/2024    | Approved | Plumbing Inspector                    |
| 12141/2024/PPC                         | Russell Jones Hydraulic Services Pty Ltd                  | 580 Redbank Plains Road, Redbank Plains  | New laundry Tenancy with existing commercial premises                                                                                      | 07/11/2024    | Approved | Plumbing Inspector                    |
| 8161/2024/PPR                          | BRW Hydraulics Pty Ltd                                    | 10 Astral Court, Flinders View           | Multi Residential Development                                                                                                              | 06/11/2024    | Approved | Plumbing Inspector                    |
| 11693/2024/PPR                         | Hewitts Plumbing                                          | 2 Greenham Street, Raceview              | Connect existing sanitary drainage to new UU property connection                                                                           | 04/11/2024    | Approved | Plumbing Inspector                    |
| 12611/2024/PPR                         | Dixonbuild Pty Ltd T/A Cut Price Homes                    | 29 Hartley Crescent, Redbank Plains      | Dual Occupancy                                                                                                                             | 14/11/2024    | Approved | Plumbing Inspector                    |
| 12654/2024/PPR                         | Dixon Homes                                               | 3 Glen Brae Street, Redbank Plains       | Single Dwelling and Secondary Dwelling                                                                                                     | 19/11/2024    | Approved | Plumbing Inspector                    |
| 12661/2024/PPR                         | Litzow & Sons Building Pty Ltd                            | 200 Mary Street, Blackstone              | Single Dwelling - Site 95                                                                                                                  | 19/11/2024    | Approved | Plumbing Inspector                    |
| 12679/2024/PPR                         | Litzow & Sons Building Pty Ltd                            | 200 Mary Street, Blackstone              | Single Dwelling - Site 108                                                                                                                 | 19/11/2024    | Approved | Plumbing Inspector                    |
| 12678/2024/PPR                         | Litzow & Sons Building Pty Ltd                            | 200 Mary Street, Blackstone              | Single Dwelling - Site 96                                                                                                                  | 19/11/2024    | Approved | Plumbing Inspector                    |
| 12686/2024/PPR                         | Superior Plumbing Brisbane Pty Ltd                        | 50 Griffiths Road, Redbank Plains        | Septic decommission                                                                                                                        | 19/11/2024    | Approved | Plumbing Inspector                    |
| 12754/2024/PPR                         | Coopers Rd Properties Pty Ltd                             | 15 Coopers Road, Willowbank              | Single Dwelling - Cabin site 151                                                                                                           | 19/11/2024    | Approved | Plumbing Inspector                    |
| 12747/2024/PPR                         | Coopers Rd Properties Pty Ltd                             | 15 Coopers Road, Willowbank              | Single Dwelling - Cabin site 106                                                                                                           | 19/11/2024    | Approved | Plumbing Inspector                    |
| 12742/2024/PPR                         | Coopers Rd Properties Pty Ltd                             | 15 Coopers Road, Willowbank              | Single Dwelling - Site 104                                                                                                                 | 19/11/2024    | Approved | Plumbing Inspector                    |
| 12752/2024/PPR                         | Coopers Rd Properties Pty Ltd                             | 15 Coopers Road, Willowbank              | Single Dwelling - Site 150                                                                                                                 | 19/11/2024    | Approved | Plumbing Inspector                    |
| 12745/2024/PPR                         | Coopers Rd Properties Pty Ltd                             | 15 Coopers Road, Willowbank              | Single Dwelling - Site 105                                                                                                                 | 19/11/2024    | Approved | Plumbing Inspector                    |
| 12735/2024/PPR                         | Coopers Rd Properties Pty Ltd                             | 15 Coopers Road, Willowbank              | Single Dwelling (Site 102)                                                                                                                 | 19/11/2024    | Approved | Plumbing Inspector                    |
| 12738/2024/PPR                         | Coopers Rd Properties Pty Ltd                             | 15 Coopers Road, Willowbank              | Single Dwelling - Site 103                                                                                                                 | 19/11/2024    | Approved | Plumbing Inspector                    |
| 7102/2024/RAL                          | Mrs Rupinder Kaur Kahlon and Mr Mohinder Pal Singh Kahlon | 12 Shanahan Parade, Redbank Plains       | Reconfiguring a Lot - One (1) Lot into Three (3) Lots                                                                                      | 08/11/2024    | Approved | Development Assessment East Manager   |
| 14956/2021/SSP/A                       | Australian Realestate Development Pty Ltd                 | 67 Mary Street, Blackstone               | Lots 1-7 on SP334015                                                                                                                       | 15/11/2024    | Approved | Senior Development Compliance Officer |
| 18335/2021/SSP/A                       | Norris Clarke & O'Brien                                   | 7002 Junction Drive, Redbank Plains      | Lots 1-10, 26-44 and 100-103 on SP342566                                                                                                   | 30/10/2024    | Approved | Senior Development Compliance Officer |
| 40/2015/SSPRV/AR                       | RPS Group                                                 | 7000 Harmony Crescent, South Ripley      | Lots 9016 & 9102 on SP307630                                                                                                               | 12/11/2024    | Approved | Senior Development Compliance Officer |
| 6241/2017/SSPRV/A                      | SMEC Australia Pty Ltd                                    | 152-280 Grampian Drive, Deebling Heights | Lots 15-19, 52-59, 110-126, 140-156, 165-170, 2000, & 3000 on SP341369<br>Lots 60-67, 93-97, 103-109, 127, 128, 135-139 & 2001 on SP341370 | 14/11/2024    | Approved | Development Planning Services Manager |
| 7231/2020/SSPRV/D                      | Ripley Projects Pty Ltd                                   | 7001 Glassey Parade, Ripley              | Lots 900-948 on SP330556                                                                                                                   | 08/11/2024    | Approved | Senior Development Compliance Officer |
| 9332/2019/SSPRV/N                      | HB Doncaster Pty Ltd                                      | 7003 Sunny Crescent, Ripley              | Lots 290, 291, 321-327, 341-349, 352-360, 1000 & 3420 on SP348243                                                                          | 29/10/2024    | Approved | Senior Development Compliance Officer |

| DIVISION 2                            |                                                       |                                            |                                                                                                                                                                                                                                                                                                                                |               |          |                                     |
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| Delegated Authority: 44 Application/s |                                                       |                                            |                                                                                                                                                                                                                                                                                                                                |               |          |                                     |
| Application No.                       | Applicant                                             | Address                                    | Description                                                                                                                                                                                                                                                                                                                    | Decision Date | Decision | Determining Authority               |
| 5417/2024/ADP                         | Springfield City Group Pty Ltd                        | 7008 Gateway Drive, Augustine Heights      | Area Development Plan to nominate land for Warehouse, Retail Warehouse, Service Industry, Light Industry, Commercial Premises, Medical Centre and Professional Office<br>Material Change of Use for Warehouse, Retail Warehouse, Service Industry, Light Industry, Commercial Premises, Medical Centre and Professional Office | 14/11/2024    | Approved | Development Assessment East Manager |
| 4743/2019/ADP/B                       | Springfield City Group Qld Pty Ltd                    | 7008 Gateway Drive, Augustine Heights      | Area Development Plan - Amendment to MADP 6B                                                                                                                                                                                                                                                                                   | 29/10/2024    | Approved | Development Assessment East Manager |
| 5883/2023/BR                          | A1 Certifier Pty Ltd                                  | 14 Dale Road, Camira                       | Siting Variation - Shed, Detached Extension, Carports, Awnings, Patio/Shelters and Fence/Retaining Wall                                                                                                                                                                                                                        | 18/11/2024    | Approved | Building Regulatory Officer         |
| 11653/2024/BR                         | MacKie Construction Consultants                       | 93 Wilson Drive, Camira                    | Siting variation - Dwelling Extension/Alterations and Carport                                                                                                                                                                                                                                                                  | 04/11/2024    | Approved | Building Regulatory Officer         |
| 7431/2024/BW                          | Ipswich City Council Program 30                       | 7002 Russell Luhrs Way, Spring Mountain    | New Single Storey Clubhouse Building with Amenities and Detached Shed                                                                                                                                                                                                                                                          | 29/10/2024    | Approved | Building Certifier                  |
| 11994/2024/BW                         | Mrs Dorothy Lesa Lolesio and Mr Danza Neatose Kaufiti | 8 Essex Court, Bellbird Park               | Removal/Demolition of Inground Swimming Pool and Barrier                                                                                                                                                                                                                                                                       | 11/11/2024    | Approved | Building Certifier                  |
| 1430/2018/MAEXT/A                     | Ms Mathana Karthik and Mr Karthik Balasubramaniam     | 57-59 Boscawan Crescent, Bellbird Park     | Extension to Currency Period Application - Reconfigure a Lot - One (1) Lot into Four (4) Lots plus new road                                                                                                                                                                                                                    | 01/11/2024    | Approved | Development Assessment East Manager |
| 6184/2014/MAMC/A                      | Body Corporate "Strata At Vicinity"                   | 21 Technology Drive, Augustine Heights     | Minor Change - Area Development Plan and Material Change of Use for Commercial Premises, Professional Office, Warehouse (including Service Trade & Office Warehouse) and Veterinary Hospital                                                                                                                                   | 15/11/2024    | Approved | Development Assessment East Manager |
| 2175/2024/MCU                         | AGS Investments (WA) Pty Ltd                          | 304 Brisbane Terrace, Goodna               | Material Change of Use - General Industry (Assembly, Servicing and Repairs of Mining and Industrial Machinery)                                                                                                                                                                                                                 | 29/10/2024    | Approved | Development Assessment East Manager |
| 7167/2024/OD                          | J.C. Engineers Pty Ltd                                | 156 Brisbane Terrace, Goodna               | Carrying out Building Work not associated with a Material Change of Use - Single Residential affected by a Development Constraints Overlay (Flooding)                                                                                                                                                                          | 29/10/2024    | Approved | Development Assessment East Manager |
| 12118/2024/OD                         | Fife Capital                                          | 39 Silica Street, Carole Park              | Advertising Devices - Two (2) Wall Signs                                                                                                                                                                                                                                                                                       | 06/11/2024    | Approved | Development Assessment East Manager |
| 10579/2024/OW                         | Andrew Gold Landscape Architecture                    | 39 Silica Street, Carole Park              | Landscaping                                                                                                                                                                                                                                                                                                                    | 15/11/2024    | Approved | Engineering Delivery East Manager   |
| 12040/2024/PFT                        | Apex Certification & Consulting Pty Ltd               | 19 Surrey Road, Bellbird Park              | Single Dwelling                                                                                                                                                                                                                                                                                                                | 29/10/2024    | Approved | Plumbing Inspector                  |
| 12067/2024/PFT                        | Oasis Town Planning                                   | 16 Mallard Way, Bellbird Park              | Single Dwelling                                                                                                                                                                                                                                                                                                                | 29/10/2024    | Approved | Plumbing Inspector                  |
| 12151/2024/PFT                        | Plantation Homes                                      | 34 Bethanga Way, Spring Mountain           | Single Dwelling                                                                                                                                                                                                                                                                                                                | 31/10/2024    | Approved | Plumbing Inspector                  |
| 12108/2024/PFT                        | Arkitech Steel Frame System                           | 19 Heavitree Street, Spring Mountain       | Single Dwelling                                                                                                                                                                                                                                                                                                                | 12/11/2024    | Approved | Plumbing Inspector                  |
| 12127/2024/PFT                        | Metricon Homes Pty Ltd                                | 72 Brooklyn Circuit, Spring Mountain       | Single Dwelling                                                                                                                                                                                                                                                                                                                | 31/10/2024    | Approved | Plumbing Inspector                  |
| 12262/2024/PFT                        | Ashley Jackson & Krisztina Szabolcsi C/- Project B    | 27/44 Scoparia Drive, Brookwater           | Single Dwelling                                                                                                                                                                                                                                                                                                                | 04/11/2024    | Approved | Plumbing Inspector                  |
| 12256/2024/PFT                        | Uglystick Contracting Pty Ltd                         | 56 Capilano Way, Spring Mountain           | Single Dwelling                                                                                                                                                                                                                                                                                                                | 01/11/2024    | Approved | Plumbing Inspector                  |
| 12269/2024/PFT                        | Desire Homes Pty Ltd                                  | 3 Yucatan Crescent, Spring Mountain        | Single Dwelling                                                                                                                                                                                                                                                                                                                | 04/11/2024    | Approved | Plumbing Inspector                  |
| 12251/2024/PFT                        | Plantation Homes                                      | 66 Capilano Way, Spring Mountain           | Single Dwelling                                                                                                                                                                                                                                                                                                                | 01/11/2024    | Approved | Plumbing Inspector                  |
| 12401/2024/PFT                        | Bold Properties C/- Suncoast Building Approvals       | 187 Belvedere Drive, Spring Mountain       | Single Dwelling                                                                                                                                                                                                                                                                                                                | 05/11/2024    | Approved | Plumbing Inspector                  |
| 12613/2024/PFT                        | Plantation Homes                                      | 8 Standley Place, Spring Mountain          | Single Dwelling                                                                                                                                                                                                                                                                                                                | 11/11/2024    | Approved | Plumbing Inspector                  |
| 12585/2024/PFT                        | Plantation Homes                                      | 4 Hamersley Court, Spring Mountain         | Single Dwelling                                                                                                                                                                                                                                                                                                                | 11/11/2024    | Approved | Plumbing Inspector                  |
| 12710/2024/PFT                        | Plantation Homes                                      | 17 Brooklyn Circuit, Spring Mountain       | Single Dwelling                                                                                                                                                                                                                                                                                                                | 12/11/2024    | Approved | Plumbing Inspector                  |
| 12680/2024/PFT                        | Land Makers Pty Ltd                                   | 19 Hamersley Court, Spring Mountain        | Single Dwelling                                                                                                                                                                                                                                                                                                                | 12/11/2024    | Approved | Plumbing Inspector                  |
| 12796/2024/PFT                        | Burbank Homes                                         | 5 Asha Way, Bellbird Park                  | Single Dwelling                                                                                                                                                                                                                                                                                                                | 14/11/2024    | Approved | Plumbing Inspector                  |
| 12786/2024/PFT                        | Bartley Burns Pty Ltd                                 | 11 Hamersley Court, Spring Mountain        | Single Dwelling                                                                                                                                                                                                                                                                                                                | 14/11/2024    | Approved | Plumbing Inspector                  |
| 12908/2024/PFT                        | Australasian Homes                                    | 43 Barham Way, Spring Mountain             | Single Dwelling                                                                                                                                                                                                                                                                                                                | 18/11/2024    | Approved | Plumbing Inspector                  |
| 7729/2024/PPC                         | Norman Disney & Young                                 | 30 Health Care Drive, Springfield Central  | Health Care Building Wet Fire Services                                                                                                                                                                                                                                                                                         | 19/11/2024    | Approved | Plumbing Inspector                  |
| 11932/2024/PPC                        | Chilton Woodward & Associates                         | 50 St Augustine'S Drive, Augustine Heights | Alterations to St Augustine's College                                                                                                                                                                                                                                                                                          | 29/10/2024    | Approved | Plumbing Inspector                  |
| 12592/2024/PPC                        | Building Services Integration                         | 63-75 Queen Street, Goodna                 | Modular School Building Being Installed on Site                                                                                                                                                                                                                                                                                | 12/11/2024    | Approved | Plumbing Inspector                  |
| 6368/2024/PPR                         | Dixon Homes                                           | 108A Johnston Street, Bellbird Park        | Single Dwelling - Rear                                                                                                                                                                                                                                                                                                         | 08/11/2024    | Approved | Plumbing Inspector                  |
| 6365/2024/PPR                         | Dixon Homes                                           | 108A Johnston Street, Bellbird Park        | Single Dwelling - Front                                                                                                                                                                                                                                                                                                        | 04/11/2024    | Approved | Plumbing Inspector                  |
| 11914/2024/PPR                        | Platinum Hydraulic Design                             | 14-16 Gramby Street, Bellbird Park         | Residential Development - Stage 2 Unit 1,2 & 3                                                                                                                                                                                                                                                                                 | 07/11/2024    | Approved | Plumbing Inspector                  |
| 11912/2024/PPR                        | Platinum Hydraulic Design                             | 10-12 Gramby Street, Bellbird Park         | Residential Development - Stage 1 Unit 4,5 & 6                                                                                                                                                                                                                                                                                 | 05/11/2024    | Approved | Plumbing Inspector                  |



| DIVISION 2                            |                             |                                             |                                                                                  |               |          |                                       |
|---------------------------------------|-----------------------------|---------------------------------------------|----------------------------------------------------------------------------------|---------------|----------|---------------------------------------|
| Delegated Authority: 44 Application/s |                             |                                             |                                                                                  |               |          |                                       |
| Application No.                       | Applicant                   | Address                                     | Description                                                                      | Decision Date | Decision | Determining Authority                 |
| 12216/2024/PPR                        | Scope Services QLD          | 48-50 Woodlands Avenue, Camira              | On-Site Sewerage Facility Upgrade                                                | 12/11/2024    | Approved | Plumbing Inspector                    |
| 12209/2024/PPR                        | AM20Design                  | 97 Woodlands Avenue, Camira                 | Single Dwelling - On-site                                                        | 08/11/2024    | Approved | Plumbing Inspector                    |
| 12488/2024/PPR                        | DTZ Building Design Pty Ltd | 54 Johnston Street, Bellbird Park           | Single Dwelling and Secondary Dwelling                                           | 07/11/2024    | Approved | Plumbing Inspector                    |
| 12491/2024/PPR                        | DTZ Building Design Pty Ltd | 54A Johnston Street, Bellbird Park          | Single Dwelling and Secondary Dwelling                                           | 07/11/2024    | Approved | Plumbing Inspector                    |
| 12502/2024/PPR                        | DTZ Building Design Pty Ltd | 54-56 Johnston Street, Bellbird Park        | Single dwelling and Secondary Dwelling                                           | 07/11/2024    | Approved | Plumbing Inspector                    |
| 4943/2023/RAL                         | Mr Craig Leonard Smith      | 232 Jones Road, Bellbird Park               | Reconfiguring a Lot - One (1) lot into eleven (11) lots plus bio-retention basin | 31/10/2024    | Approved | Development Assessment East Manager   |
| 2728/2015/SSP/A                       | LandPartners                | 7001 Health Care Drive, Springfield Central | Lots 7, 8 & 9 on SP339571                                                        | 12/11/2024    | Approved | Senior Development Compliance Officer |
| 11891/2024/SSP                        | Mr Shane Hamilton Daley     | 33 Albert Street, Goodna                    | Lots 1 - 12 on SP330527                                                          | 18/11/2024    | Approved | Senior Development Compliance Officer |

| DIVISION 3                            |                                                                |                                          |                                                                                                                                                                                                |               |          |                                        |
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| Delegated Authority: 84 Application/s |                                                                |                                          |                                                                                                                                                                                                |               |          |                                        |
| Application No.                       | Applicant                                                      | Address                                  | Description                                                                                                                                                                                    | Decision Date | Decision | Determining Authority                  |
| 11245/2024/BCN                        | Rent My Property Pty Ltd                                       | 6 Milford Street, Ipswich                | Residential Services Building - Rent My Property Pty Ltd                                                                                                                                       | 31/10/2024    | Approved | Building Regulatory Officer            |
| 9453/2024/BR                          | Building Certification Consultants Pty Ltd                     | 12 Rowland Terrace, Sadliers Crossing    | Siting Variation - Dwelling Extension and Carport                                                                                                                                              | 29/10/2024    | Approved | Building Regulatory Officer            |
| 9831/2024/BR                          | Silkwood Homes Pty Ltd                                         | 16 John Street, Redbank                  | Siting Variation - Dwelling                                                                                                                                                                    | 06/11/2024    | Approved | Building Regulatory Officer            |
| 10755/2024/BR                         | O'Brien Building Consultants Pty Ltd                           | 9 Miller Street, North Booval            | Siting Variation - Shed                                                                                                                                                                        | 13/11/2024    | Approved | Building Regulatory Officer            |
| 11410/2024/BR                         | Precision Building Certification                               | 14 Petrie Street, Leichhardt             | Siting variation - Carport                                                                                                                                                                     | 29/10/2024    | Approved | Building Regulatory Officer            |
| 11523/2024/BR                         | Kallibr Homes Pty Ltd                                          | 28 Law Street, Bundamba                  | Siting Variation - Dwelling                                                                                                                                                                    | 31/10/2024    | Approved | Building Regulatory Officer            |
| 11649/2024/BR                         | Clear Conscience Certification Pty Ltd                         | 45 Lloyd George Street, Eastern Heights  | Siting Variation - Carport                                                                                                                                                                     | 31/10/2024    | Approved | Building Regulatory Officer            |
| 11681/2024/BR                         | O'Brien Building Consultants Pty Ltd                           | 23 Dell Street, Eastern Heights          | Siting variation - Carport                                                                                                                                                                     | 04/11/2024    | Approved | Building Regulatory Officer            |
| 11832/2024/BR                         | Just Sheds                                                     | 25 Booval Street, Booval                 | Siting Variation - Shed/ Garage                                                                                                                                                                | 05/11/2024    | Approved | Building Regulatory Officer            |
| 11863/2024/BR                         | Mr Rhys Andrew Martin                                          | 23 Beatty Street, Coalfalls              | Siting Variation - Covered Deck                                                                                                                                                                | 06/11/2024    | Approved | Building Regulatory Officer            |
| 11931/2024/BR                         | Mr Kevin John Russo                                            | 1 McGill Street, Basin Pocket            | Amenity and aesthetics - Carport                                                                                                                                                               | 11/11/2024    | Approved | Building Regulatory Officer            |
| 12029/2024/BR                         | O'Brien Building Consultants Pty Ltd                           | 14 Horan Street, Woodend                 | Siting Variation - Patio                                                                                                                                                                       | 11/11/2024    | Approved | Building Regulatory Officer            |
| 11993/2024/BR                         | Project BA                                                     | 25 Law Street, Bundamba                  | Amenity and Aesthetics - Reinstatement of a Dwelling                                                                                                                                           | 13/11/2024    | Approved | Building Regulatory Officer            |
| 11990/2024/BR                         | Project BA                                                     | 12A Barrett Street, East Ipswich         | Amenity and Aesthetics - Reinstatement of a Dwelling                                                                                                                                           | 13/11/2024    | Approved | Building Regulatory Officer            |
| 11987/2024/BR                         | Kallibr Homes Pty Ltd                                          | 18 Law Street, Bundamba                  | Siting variation - Dwelling                                                                                                                                                                    | 11/11/2024    | Approved | Building Regulatory Officer            |
| 12058/2024/BR                         | Stephen Construction Pty Ltd                                   | 60 Hawthorne Street, Sadliers Crossing   | Siting variation - Carport                                                                                                                                                                     | 12/11/2024    | Approved | Building Regulatory Officer            |
| 12242/2024/BW                         | Ipswich City Council Program 30                                | 35 Kirk Street, Bundamba                 | Demolition of all buildings & structures on site                                                                                                                                               | 15/11/2024    | Approved | Building Certifier                     |
| 13353/2023/MAMC/A                     | Sportsway Pty Ltd                                              | 21 Agnes Street, Bundamba                | Minor Change - Material Change of Use - Recreation Use (Indoor Recreation)                                                                                                                     | 08/11/2024    | Approved | Development Assessment Central Manager |
| 4280/2015/MAMC/I                      | Canberra Estates Consortium No. 36 Pty Ltd                     | 7001 Collingwood Drive, Collingwood Park | Minor Change - Reconfiguring a Lot - One (1) lot into 462 residential lots plus park, drainage reserve and easement; Material Change of Use - Single residential (all lots)                    | 04/11/2024    | Approved | Development Assessment East Manager    |
| 8313/2022/MAMC/A                      | Goodman Property Services (Aust) Pty Ltd                       | 107 Montgomery Street, Redbank           | Minor Change - Material Change of Use - Service/Trades Use (Warehouse)                                                                                                                         | 11/11/2024    | Approved | Development Assessment East Manager    |
| 3923/2022/MAOC/A                      | BKP Development Group                                          | 68 Nelson Street, Bundamba               | Other Change - Reconfiguring a Lot - Three (3) Lots into Sixteen (16) Lots                                                                                                                     | 13/11/2024    | Approved | Development Assessment Central Manager |
| 12806/2022/MAOC/A                     | Mr Joseph Brown and Ms Kristal Marie Lokan                     | 117 Woodend Road, Woodend Lokan          | Other Change - Reconfiguring a Lot One (1) Lot into Two (2) Lots and Material Change of Use – Single Residential in a Character Zone and subject to a Development Constraints Overlay (Mining) | 15/11/2024    | Approved | Development Assessment Central Manager |
| 37/2024/MCU                           | Apostolic Church Of Queensland                                 | 25 Kendall Street, East Ipswich          | Material Change of Use - Community Use (Place of Worship)                                                                                                                                      | 12/11/2024    | Approved | Development Assessment Central Manager |
| 8633/2024/MCU                         | Brix Securities Nominees Pty Ltd                               | 52 Hawkins Crescent, Bundamba            | Material Change of Use - Services/Trade Use (Warehouse)                                                                                                                                        | 08/11/2024    | Approved | Development Assessment West Manager    |
| 11836/2024/MCU                        | Mr Brenten Patrick Neal Butler and Mrs Kathryn Michelle Butler | 26 Ellenborough Street, Ipswich          | Material Change of Use - Single Residential in a Character Zone                                                                                                                                | 29/10/2024    | Approved | Senior Planner (Development)           |
| 12618/2024/MCU                        | Mr Paul Frederick Sollitt and Mrs Vilma Janice Sollitt         | 14 Charles Street, Bundamba              | Material Change of Use - Single Residential on a schedule 2 listed property                                                                                                                    | 14/11/2024    | Approved | Senior Planner (Development)           |
| 12159/2024/OD                         | Mr Jack Riccardo Prenner                                       | 109 Thorn Street, Ipswich                | Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone                                                                | 12/11/2024    | Approved | Senior Planner (Development)           |
| 7568/2024/OW                          | Janardhana Pty Ltd                                             | 19 Henderson Street, Redbank             | Roadwork, Stormwater and Earthworks                                                                                                                                                            | 15/11/2024    | Approved | Engineering Delivery East Manager      |
| 9884/2024/OW                          | Andrew Gold Landscape Architecture                             | 183 Hume Drive, Bundamba                 | Landscaping                                                                                                                                                                                    | 18/11/2024    | Approved | Engineering Delivery East Manager      |
| 10014/2024/OW                         | Bespoke Engineering Solutions                                  | 14A Dudleigh Street, Booval              | Stormwater & Earthworks                                                                                                                                                                        | 08/11/2024    | Approved | Engineering Delivery West Manager      |
| 10247/2024/OW                         | Ampflo Pty Ltd                                                 | 7001 Collingwood Drive, Collingwood Park | Rate 3 Street Lighting - Woodlinks Village - Stage 13                                                                                                                                          | 11/11/2024    | Approved | Engineering Delivery East Manager      |
| 11163/2024/OW                         | Mr Hayden John Willson                                         | 44 Byrne Street, Bundamba                | Earthworks, Stormwater & Drainage Works                                                                                                                                                        | 01/11/2024    | Approved | Engineering Delivery East Manager      |
| 12139/2024/OW                         | Jackal Renewables Pty Ltd                                      | 149 Rhondda Road, New Chum               | Stormwater, Drainage work, Earthworks, Internal pavements                                                                                                                                      | 18/11/2024    | Approved | Engineering Delivery East Manager      |
| 12053/2024/PFT                        | Hallmark Homes                                                 | 7 Edward Street, One Mile                | Single Dwelling                                                                                                                                                                                | 29/10/2024    | Approved | Plumbing Inspector                     |
| 12097/2024/PFT                        | Arkitech Steel Frame System                                    | 35 Bellflower Street, Collingwood Park   | Single Dwelling                                                                                                                                                                                | 30/10/2024    | Approved | Plumbing Inspector                     |
| 12214/2024/PFT                        | Argyle Building (Qld) Pty Ltd                                  | 2 Pyrite Crescent, Collingwood Park      | Single Dwelling                                                                                                                                                                                | 01/11/2024    | Approved | Plumbing Inspector                     |
| 12205/2024/PFT                        | Argyle Building (Qld) Pty Ltd                                  | 6 Pyrite Crescent, Collingwood Park      | Single Dwelling                                                                                                                                                                                | 31/10/2024    | Approved | Plumbing Inspector                     |
| 12219/2024/PFT                        | Argyle Building (Qld) Pty Ltd                                  | 8 Pyrite Crescent, Collingwood Park      | Single Dwelling                                                                                                                                                                                | 06/11/2024    | Approved | Plumbing Inspector                     |

| DIVISION 3                            |                                                |                                          |                                                                       |               |          |                       |
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| Delegated Authority: 84 Application/s |                                                |                                          |                                                                       |               |          |                       |
| Application No.                       | Applicant                                      | Address                                  | Description                                                           | Decision Date | Decision | Determining Authority |
| 12229/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 10 Pyrite Crescent, Collingwood Park     | Single Dwelling                                                       | 01/11/2024    | Approved | Plumbing Inspector    |
| 12226/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 12 Pyrite Crescent, Collingwood Park     | Single Dwelling                                                       | 01/11/2024    | Approved | Plumbing Inspector    |
| 12224/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 18 Pyrite Crescent, Collingwood Park     | Single Dwelling                                                       | 01/11/2024    | Approved | Plumbing Inspector    |
| 12222/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 20 Pyrite Crescent, Collingwood Park     | Single Dwelling                                                       | 01/11/2024    | Approved | Plumbing Inspector    |
| 12227/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 24 Pyrite Crescent, Collingwood Park     | Single Dwelling                                                       | 01/11/2024    | Approved | Plumbing Inspector    |
| 12220/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 26 Pyrite Crescent, Collingwood Park     | Single Dwelling                                                       | 01/11/2024    | Approved | Plumbing Inspector    |
| 12228/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 28 Pyrite Crescent, Collingwood Park     | Single Dwelling                                                       | 01/11/2024    | Approved | Plumbing Inspector    |
| 12231/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 30 Pyrite Crescent, Collingwood Park     | Single Dwelling                                                       | 01/11/2024    | Approved | Plumbing Inspector    |
| 12232/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 32 Pyrite Crescent, Collingwood Park     | Single Dwelling                                                       | 01/11/2024    | Approved | Plumbing Inspector    |
| 12234/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 34 Pyrite Crescent, Collingwood Park     | Single Dwelling                                                       | 01/11/2024    | Approved | Plumbing Inspector    |
| 12235/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 36 Pyrite Crescent, Collingwood Park     | Single Dwelling                                                       | 01/11/2024    | Approved | Plumbing Inspector    |
| 12236/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 38 Pyrite Crescent, Collingwood Park     | Single Dwelling                                                       | 01/11/2024    | Approved | Plumbing Inspector    |
| 12267/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 16 Pyrite Crescent, Collingwood Park     | Single Dwelling                                                       | 04/11/2024    | Approved | Plumbing Inspector    |
| 12241/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 42 Pyrite Crescent, Collingwood Park     | Single Dwelling                                                       | 01/11/2024    | Approved | Plumbing Inspector    |
| 12254/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 48 Pyrite Crescent, Collingwood Park     | Single Dwelling                                                       | 01/11/2024    | Approved | Plumbing Inspector    |
| 12248/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 46 Pyrite Crescent, Collingwood Park     | Single Dwelling                                                       | 01/11/2024    | Approved | Plumbing Inspector    |
| 12246/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 44 Pyrite Crescent, Collingwood Park     | Single Dwelling                                                       | 01/11/2024    | Approved | Plumbing Inspector    |
| 12478/2024/PFT                        | Argyle Building (Qld) Pty Ltd                  | 4 Pyrite Crescent, Collingwood Park      | Single Dwelling                                                       | 06/11/2024    | Approved | Plumbing Inspector    |
| 12658/2024/PFT                        | Dixon Homes Pty Ltd                            | 18 Highfield Street, Bundamba            | Single Dwelling                                                       | 12/11/2024    | Approved | Plumbing Inspector    |
| 12764/2024/PFT                        | Choice Homes                                   | 22 Mallow Court, Collingwood Park        | Single Dwelling                                                       | 14/11/2024    | Approved | Plumbing Inspector    |
| 12761/2024/PFT                        | Choice Homes (Qld) Pty Ltd                     | 8 Mallow Court, Collingwood Park         | Single Dwelling                                                       | 14/11/2024    | Approved | Plumbing Inspector    |
| 12779/2024/PFT                        | Clarendon Homes (Qld) Pty Ltd                  | 9A Lion Street, Ipswich                  | Single Dwelling                                                       | 14/11/2024    | Approved | Plumbing Inspector    |
| 12793/2024/PFT                        | Choice Homes                                   | 4 Mallow Court, Collingwood Park         | Single Dwelling                                                       | 14/11/2024    | Approved | Plumbing Inspector    |
| 12795/2024/PFT                        | Choice Homes                                   | 52 Laurina Close, Collingwood Park       | Single Dwelling                                                       | 14/11/2024    | Approved | Plumbing Inspector    |
| 6321/2024/PPC                         | MRP Hydraulic & Fire Services Consultants      | 15A Naomai Street, Bundamba              | Secondary College Block H & D Drainage & Water Services Refurbishment | 19/11/2024    | Approved | Plumbing Inspector    |
| 10809/2024/PPC                        | Egis Consulting Pty Ltd                        | 2 South Station Road, Booval             | Multi Residential Development                                         | 07/11/2024    | Approved | Plumbing Inspector    |
| 11489/2024/PPC                        | Ashburner Francis                              | 7001 Collingwood Drive, Collingwood Park | Temporary site sheds                                                  | 29/10/2024    | Approved | Plumbing Inspector    |
| 11738/2024/PPC                        | John Holland Pty Ltd                           | 11 Hart Street, Bundamba                 | Temporary site offices (John Holland Construction Site)               | 04/11/2024    | Approved | Plumbing Inspector    |
| 12068/2024/PPC                        | East Coast Hydraulics Pty Ltd                  | 73 Blackstone Road, Silkstone            | Amalfi Fitout                                                         | 07/11/2024    | Approved | Plumbing Inspector    |
| 12207/2024/PPC                        | Ashburner Francis                              | 2-4 Hume Drive, Bundamba                 | Warehouse                                                             | 08/11/2024    | Approved | Plumbing Inspector    |
| 12503/2024/PPC                        | Evolved Engineering                            | 40 Masterpanel Lane, Bundamba            | Repairs and Maintenance                                               | 11/11/2024    | Approved | Plumbing Inspector    |
| 12598/2024/PPC                        | H Design Hydraulic Engineering                 | 1 Lock Way, Riverview                    | Modular Fetal Blood Processing Facility                               | 19/11/2024    | Approved | Plumbing Inspector    |
| 12766/2024/PPC                        | East Coast Hydraulics Pty Ltd                  | 1 Collingwood Drive, Redbank             | Sunshine Takeaway Kiosk Refurb                                        | 19/11/2024    | Approved | Plumbing Inspector    |
| 12772/2024/PPC                        | H Design Hydraulic Engineering Group Pty Ltd   | 1 Mcewan Street, Riverview               | Builders Temporary Fixtures                                           | 19/11/2024    | Approved | Plumbing Inspector    |
| 11302/2024/PPR                        | Mr Ken Packer                                  | 34 Soe Street, Redbank                   | Single Dwelling and Secondary Dwelling                                | 11/11/2024    | Approved | Plumbing Inspector    |
| 11657/2024/PPR                        | Mufti Property Group                           | 25 St Andrews Drive, Leichhardt          | Multi Residential Development                                         | 11/11/2024    | Approved | Plumbing Inspector    |
| 11989/2024/PPR                        | Mr Bradley David Hall and Mrs Fiona Marie Hall | 12 Barrett Street, East Ipswich          | Secondary Dwelling                                                    | 29/10/2024    | Approved | Plumbing Inspector    |
| 12343/2024/PPR                        | Forge Solutions QLD Pty Ltd                    | 16 Janet Street, North Booval            | Temporary pods                                                        | 06/11/2024    | Approved | Plumbing Inspector    |
| 12497/2024/PPR                        | Ms Brenda-Lee Whuczynski                       | 24 Bridge Street, North Booval           | Secondary Dwelling                                                    | 07/11/2024    | Approved | Plumbing Inspector    |
| 12633/2024/PPR                        | Hewitts Plumbing                               | 9 Robin Street, Coalfalls                | Single Dwelling                                                       | 19/11/2024    | Approved | Plumbing Inspector    |
| 12848/2024/PPR                        | Prostartplumbing Pty Ltd                       | 182A Glebe Road, Booval                  | Secondary Dwelling                                                    | 19/11/2024    | Approved | Plumbing Inspector    |
| 12874/2024/PPR                        | DTZ Building Design Pty Ltd                    | 5 Mint Close, Collingwood Park           | Single Dwelling and Secondary Dwelling                                | 19/11/2024    | Approved | Plumbing Inspector    |

| DIVISION 3                            |                                           |                                      |                                                                             |               |          |                                       |
|---------------------------------------|-------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------|---------------|----------|---------------------------------------|
| Delegated Authority: 84 Application/s |                                           |                                      |                                                                             |               |          |                                       |
| Application No.                       | Applicant                                 | Address                              | Description                                                                 | Decision Date | Decision | Determining Authority                 |
| 13425/2023/RAL                        | Mr Jianchao He                            | 33 Herbert Street, Sadliers Crossing | Reconfiguring a Lot - One (1) Lot into Three (3) Lots                       | 07/11/2024    | Approved | Senior Planner (Development)          |
| 7021/2024/RAL                         | Mrs Maji Lijo Joseph and Mr Lijo Joseph   | 1B Barry Street, East Ipswich        | Reconfiguring a Lot - One (1) lot into Two (2) lots                         | 12/11/2024    | Approved | Senior Planner (Development)          |
| 12260/2024/RAL                        | Baird & Hayes Surveyors And Town Planners | 26 Hume Street, Woodend              | Reconfiguring a Lot - Two (2) Lots into Two (2) Lots (Boundary Realignment) | 05/11/2024    | Approved | Senior Planner (Development)          |
| 6711/2024/SSP/A                       | Focus On Surveying                        | 41 Videroni Street, Bundamba         | Lots 19 & 20 on SP344883                                                    | 07/11/2024    | Approved | Senior Development Compliance Officer |

| DIVISION 4                            |                                                             |                                       |                                                                                                                                                                   |               |          |                                        |
|---------------------------------------|-------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|----------------------------------------|
| Delegated Authority: 67 Application/s |                                                             |                                       |                                                                                                                                                                   |               |          |                                        |
| Application No.                       | Applicant                                                   | Address                               | Description                                                                                                                                                       | Decision Date | Decision | Determining Authority                  |
| 7176/2024/BORIST                      | Pacific Approvals Pty Ltd                                   | 34 Juniper Court, Brassall            | Building over or near a stormwater drain - Dwelling                                                                                                               | 05/11/2024    | Approved | Engineering Delivery West Manager      |
| 11335/2024/BR                         | Mr Terry William Kowald                                     | 53 Holdsworth Road, North Ipswich     | Amenity and Aesthetics - Reinstatement of a Dwelling<br>Siting Variation - Alterations/Additions and Dwelling                                                     | 30/10/2024    | Approved | Building Regulatory Officer            |
| 11611/2024/BR                         | Building Certification Consultants Pty Ltd                  | 6 Diamantina Boulevard, Brassall      | Amenity and Aesthetics - Demolition of a Dwelling & Shed/Carport                                                                                                  | 31/10/2024    | Approved | Building Regulatory Officer            |
| 11608/2024/BR                         | Kings Christian College                                     | 622 Karrabin Rosewood Road, Walloon   | Amenity and Aesthetics - Demolition of a Dwelling                                                                                                                 | 31/10/2024    | Approved | Building Regulatory Officer            |
| 11873/2024/BR                         | Precision Building Certification                            | 6 Marlyn Street, Yamanto              | Siting Variation - Carport                                                                                                                                        | 06/11/2024    | Approved | Building Regulatory Officer            |
| 11856/2024/BR                         | Construct 81                                                | 16 Berry Street, Churchill            | Siting Variation - Carport                                                                                                                                        | 06/11/2024    | Approved | Building Regulatory Officer            |
| 12178/2024/BR                         | Dynamic Building Approvals Pty Ltd                          | 107 Owens Street, Marburg             | Amenity and aesthetics - Shed<br>Siting variation - Shed                                                                                                          | 14/11/2024    | Approved | Building Regulatory Officer            |
| 12318/2024/BR                         | Speedy Demolition (Coliansa Pty Ltd)                        | 1106 Karrabin Rosewood Road, Rosewood | Amenity and Aesthetics - Demolition of a Dwelling                                                                                                                 | 14/11/2024    | Approved | Building Regulatory Officer            |
| 5337/2023/BW                          | Mr Sean Douglas Beard and Mrs Frances Anne Beard            | 2 Maple Street, Walloon               | Detached Shed                                                                                                                                                     | 12/11/2024    | Approved | Building Certifier                     |
| 7788/2024/BW                          | Mr Nicholas Knight                                          | 7 Ahearn Street, Rosewood             | Detached Shed                                                                                                                                                     | 12/11/2024    | Approved | Building Certifier                     |
| 7069/2024/CA                          | ID Walloon Developments Pty Ltd                             | 7001 Parkland Drive, Walloon          | Material Change of Use - Plan of Development (199 dwelling houses)<br>Reconfiguring a Lot - Two (2) Lots into 199 Lots                                            | 14/11/2024    | Approved | Development Assessment Central Manager |
| 8428/2021/LDR/C                       | ID Walloon Pty Ltd                                          | 7001 Parkland Drive, Walloon          | Preparation of legal documentation - Easement - Surrender of easement                                                                                             | 29/10/2024    | Approved | Senior Development Compliance Officer  |
| 5881/2016/MAEXT/A                     | Kimmick Pty Ltd                                             | 49-51 John Street, Rosewood           | Extension Application - Shopping Centre and Service/Trades Use – Repair Station                                                                                   | 15/11/2024    | Approved | Senior Planner (Development)           |
| 1010/2022/MAMC/A                      | J.C. Engineers Pty Ltd                                      | 47 First Avenue, Barellan Point       | Minor Change - Reconfiguring a Lot - One (1) Lot into Two (2) Lots                                                                                                | 19/11/2024    | Approved | Development Assessment East Manager    |
| 1938/2024/MCU                         | Murphy Williams Pty Ltd                                     | 37 Southern Amberley Road, Amberley   | Material Change of Use - General Industry and Service/Trades Use (Workshop)                                                                                       | 29/10/2024    | Approved | Development Assessment West Manager    |
| 6058/2024/MCU                         | Mr Michael Joseph Cameron and Ms Kaitlyn May Matilda McCrea | 13A Tantivy Street, Tivoli            | Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining, Difficult Topography, Urban Catchment Flow Paths and Flooding) | 11/11/2024    | Approved | Senior Planner (Development)           |
| 9127/2024/MCU                         | Hallmark Homes Pty Ltd                                      | 32 Shiloh Court, Pine Mountain        | Material Change of Use - Single Residential affected by a Development Constraints Overlay (Bushfire Risk Area)                                                    | 05/11/2024    | Approved | Senior Planner (Development)           |
| 8428/2021/NAME/B                      | ID Walloon Developments Pty Ltd                             | 7001 Parkland Drive, Walloon          | Park Naming - Dawn Walloon, District Park                                                                                                                         | 14/11/2024    | Approved | Development Planning Services Manager  |
| 12512/2024/OD                         | QLD Heritage Restorations                                   | 71 Pine Mountain Road, North Ipswich  | Carrying out building work not associated with a material change of use - Garage in a Character Zone                                                              | 12/11/2024    | Approved | Senior Planner (Development)           |
| 3918/2024/OW                          | ID Walloon Developments Pty Ltd                             | 7001 Parkland Drive, Walloon          | Landscaping - Dawn Estate District Park                                                                                                                           | 05/11/2024    | Approved | Engineering Delivery West Manager      |
| 6925/2024/OW                          | Mr Andrew James Kitchen                                     | 55-57 Gascoyne Drive, Karalee         | Road work, Stormwater & Earthworks                                                                                                                                | 15/11/2024    | Approved | Engineering Delivery East Manager      |
| 10329/2024/OW                         | GGBSC Properties Six Pty Ltd                                | 102 Pine Mountain Road, Brassall      | Landscaping                                                                                                                                                       | 04/11/2024    | Approved | Engineering Delivery West Manager      |
| 10447/2024/OW                         | Andrew Gold Landscape Architecture                          | 83 Mill Street, Rosewood              | Landscaping                                                                                                                                                       | 04/11/2024    | Approved | Engineering Delivery West Manager      |
| 11996/2024/PFT                        | Checkpoint Building Surveyors                               | 53 Davis Way, Walloon                 | Single Dwelling                                                                                                                                                   | 19/11/2024    | Approved | Plumbing Inspector                     |
| 12056/2024/PFT                        | FMY Builder Pty Ltd                                         | 12 Upper John Street, Rosewood        | Single Dwelling                                                                                                                                                   | 29/10/2024    | Approved | Plumbing Inspector                     |
| 12095/2024/PFT                        | Fortitude Homes                                             | 58 Kendall Street, Walloon            | Single Dwelling                                                                                                                                                   | 30/10/2024    | Approved | Plumbing Inspector                     |
| 12237/2024/PFT                        | The Certifier Pty Ltd                                       | 3 Barty Close, Brassall               | Single Dwelling                                                                                                                                                   | 01/11/2024    | Approved | Plumbing Inspector                     |
| 12258/2024/PFT                        | Fortitude Homes                                             | 20 Kendall Street, Walloon            | Single Dwelling                                                                                                                                                   | 19/11/2024    | Approved | Plumbing Inspector                     |
| 12377/2024/PFT                        | Karston Homes                                               | 2 Stewart Street, Walloon             | Single Dwelling                                                                                                                                                   | 05/11/2024    | Approved | Plumbing Inspector                     |
| 12382/2024/PFT                        | Checkpoint Building Surveyors                               | 5 Neilson Way, Walloon                | Single Dwelling                                                                                                                                                   | 05/11/2024    | Approved | Plumbing Inspector                     |
| 12372/2024/PFT                        | Checkpoint Building Surveyors                               | 56 Paterson Road, Walloon             | Single Dwelling                                                                                                                                                   | 05/11/2024    | Approved | Plumbing Inspector                     |
| 12322/2024/PFT                        | Metricon Homes Pty Ltd                                      | 54 Paterson Road, Walloon             | Single Dwelling                                                                                                                                                   | 04/11/2024    | Approved | Plumbing Inspector                     |
| 12335/2024/PFT                        | Fortitude Homes                                             | 50 Paterson Road, Walloon             | Single Dwelling                                                                                                                                                   | 19/11/2024    | Approved | Plumbing Inspector                     |
| 12360/2024/PFT                        | Fortitude Homes                                             | 105 Wallace Street, Walloon           | Single Dwelling                                                                                                                                                   | 19/11/2024    | Approved | Plumbing Inspector                     |
| 12485/2024/PFT                        | Avia Homes Australia Pty Ltd                                | 29 Paterson Road, Walloon             | Single Dwelling                                                                                                                                                   | 07/11/2024    | Approved | Plumbing Inspector                     |
| 12508/2024/PFT                        | Checkpoint Building Surveyors                               | 107 Wallace Street, Walloon           | Single Dwelling                                                                                                                                                   | 07/11/2024    | Approved | Plumbing Inspector                     |
| 12688/2024/PFT                        | Homes By CMA                                                | 4 Tulip Street, Yamanto               | Single Dwelling                                                                                                                                                   | 12/11/2024    | Approved | Plumbing Inspector                     |
| 12123/2024/PPC                        | Aqualogical Pty Ltd                                         | 7 Queen Street, Walloon               | T2404028 Dental Walloon                                                                                                                                           | 06/11/2024    | Approved | Plumbing Inspector                     |



| DIVISION 4                            |                                                  |                                              |                                                                             |               |                                                   |                                        |
|---------------------------------------|--------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------------------|---------------|---------------------------------------------------|----------------------------------------|
| Delegated Authority: 67 Application/s |                                                  |                                              |                                                                             |               |                                                   |                                        |
| Application No.                       | Applicant                                        | Address                                      | Description                                                                 | Decision Date | Decision                                          | Determining Authority                  |
| 7579/2024/PPR                         | Mrs Nadine Faye Sampson                          | 31 Sycamore Street, Walloon                  | Non-Sewered Single Dwelling - On-site                                       | 15/11/2024    | Approved                                          | Plumbing Inspector                     |
| 11119/2024/PPR                        | Metricon Homes Pty Ltd                           | 50 Mccarthys Road, Thagoona                  | Non-Sewered Single Dwelling – On-site                                       | 29/10/2024    | Approved                                          | Plumbing Inspector                     |
| 11634/2024/PPR                        | GPS Environmental                                | 58-60 Elaine Street, Karalee                 | Secondary Dwelling with On-Site Sewerage Facility Upgrade                   | 04/11/2024    | Approved                                          | Plumbing Inspector                     |
| 11591/2024/PPR                        | Mr Anil Thomas                                   | 309 Arthur Summervilles Road, Karalee        | Alteration to effluent spray irrigation system                              | 31/10/2024    | Approved                                          | Plumbing Inspector                     |
| 11829/2024/PPR                        | Acutt and Son Plumbing and Drainage              | 74 Elm Road, Walloon                         | Conversion from Septic to Treatment Plant                                   | 29/10/2024    | Approved                                          | Plumbing Inspector                     |
| 11825/2024/PPR                        | Acutt & Son Plumbing And Drainage                | 12 Claus Road, Haigslea                      | On-Site Sewerage Facility Upgrade                                           | 29/10/2024    | Approved                                          | Plumbing Inspector                     |
| 11876/2024/PPR                        | Valley Waste Water Pty Ltd                       | 82 Taylors Road, Walloon                     | On-Site Sewerage Facility Upgrade                                           | 04/11/2024    | Approved                                          | Plumbing Inspector                     |
| 11917/2024/PPR                        | Capital Building Approvals Pty Ltd               | 139 Linnings Road, Haigslea                  | Non-Sewered Single Dwelling                                                 | 06/11/2024    | Approved                                          | Plumbing Inspector                     |
| 12001/2024/PPR                        | Coral Homes QLD Pty Ltd                          | 60 Carlock Promenade, Karalee                | Non-Sewered Single Dwelling                                                 | 05/11/2024    | Approved                                          | Plumbing Inspector                     |
| 12037/2024/PPR                        | Superior Plumbing Brisbane Pty Ltd               | 227 Arthur Summervilles Road, Karalee        | Decommissioning of Septic - In prep for new development                     | 29/10/2024    | Approved                                          | Plumbing Inspector                     |
| 12018/2024/PPR                        | Uglystick Contracting Pty Ltd                    | 201 Arthur Summervilles Road, Karalee        | Non-Sewered Single Dwelling                                                 | 05/11/2024    | Approved                                          | Plumbing Inspector                     |
| 12169/2024/PPR                        | Oly Homes                                        | 203-211 Thagoona Haigslea Road, Mount Marrow | Single Dwelling - Onsite                                                    | 06/11/2024    | Approved                                          | Plumbing Inspector                     |
| 12245/2024/PPR                        | Hallmark Homes Pty Ltd                           | 5 Hardcastle Court, Haigslea                 | Single Dwelling - On-site                                                   | 11/11/2024    | Approved                                          | Plumbing Inspector                     |
| 12387/2024/PPR                        | I & N Plumbing Services Pty Ltd                  | 51-53 First Avenue, Barellan Point           | On-Site Sewerage Facility Upgrade                                           | 19/11/2024    | Approved                                          | Plumbing Inspector                     |
| 12388/2024/PPR                        | Laminar Plumbing                                 | 123-127 Lyndon Way, Karalee                  | On-Site Sewerage Facility Upgrade                                           | 14/11/2024    | Approved                                          | Plumbing Inspector                     |
| 12450/2024/PPR                        | Coral Homes QLD Pty Ltd                          | 30 Toft Street, Marburg                      | Non - Sewered Single Dwelling                                               | 11/11/2024    | Approved                                          | Plumbing Inspector                     |
| 12473/2024/PPR                        | Hallmark Homes Pty Ltd                           | 12 Bleakley Close, Haigslea                  | Single Dwelling - On-site                                                   | 14/11/2024    | Approved                                          | Plumbing Inspector                     |
| 12504/2024/PPR                        | All Kind Industries Pty Ltd                      | 24 Riverpark Drive, Karalee                  | On-Site Sewerage Facility Upgrade                                           | 18/11/2024    | Approved                                          | Plumbing Inspector                     |
| 12728/2024/PPR                        | Superior Plumbing Brisbane Pty Ltd               | 6 Diamantina Boulevard, Brassall             | Septic decommission                                                         | 19/11/2024    | Approved                                          | Plumbing Inspector                     |
| 13192/2023/RAL                        | Murphy Williams Pty Ltd                          | 37 Southern Amberley Road, Amberley          | Reconfiguring a Lot - Access Easement                                       | 13/11/2024    | Approved                                          | Senior Planner (Development)           |
| 9/2024/RAL                            | Nerang West                                      | 52 Church Street, Tivoli                     | Reconfiguring a Lot - Two (2) Lots into Two (2) Lots (Boundary Realignment) | 12/11/2024    | Approved                                          | Development Assessment Central Manager |
| 1866/2024/RAL                         | Ms Amy Louise Morris and Mr Jimeal John Ferguson | 66 Poplar Street, Walloon                    | Reconfiguring a Lot - one (1) lot into two (2) lots                         | 18/11/2024    | Approved                                          | Development Assessment Central Manager |
| 6015/2024/RAL                         | Mr Barend Tristan La Grange                      | 70 Blackwall Road, Chuwar                    | Reconfiguring a Lot - One (1) Lot into Two (2) Lots                         | 11/11/2024    | Approved                                          | Development Assessment East Manager    |
| 7022/2024/RAL                         | Baird & Hayes Surveyors And Town Planners        | 142 Caledonian Road, Mount Marrow            | Reconfiguring a Lot - one (1) lot into four (4) lots                        | 15/11/2024    | Approved                                          | Senior Planner (Development)           |
| 10355/2019/SSP/A                      | Vision Surveys (Qld) Pty Ltd                     | 266 Mt Crosby Road, Chuwar                   | Lot 1 on SP333183                                                           | 18/11/2024    | Approved                                          | Senior Development Compliance Officer  |
| 8620/2018/SSP/A                       | Mr Robin Anderson                                | 66 Cranes Road, North Ipswich                | Lots 1-21, 900 on SP344061                                                  | 01/11/2024    | Approved                                          | Senior Development Compliance Officer  |
| 7277/2023/SSP/A                       | Clarendon 656 Pty Ltd                            | 17-19 Mitchell Street, Barellan Point        | Lots 1 & 2 on SP346585                                                      | 15/11/2024    | Approved                                          | Senior Development Compliance Officer  |
| 8428/2021/SSP/C                       | ID Walloon Pty Ltd                               | 7001 Parkland Drive, Walloon                 | Lots 4, 475-489, 530-540, 558-565, 584-593 & 829 on SP343972                | 15/11/2024    | Approved                                          | Senior Development Compliance Officer  |
| 12156/2024/SSP                        | Mr John Haralambos Paxevanos                     | 1 Dior Place, Wulkuraka                      | Lots 1 & 2 on SP350020                                                      | 07/11/2024    | Approved - Prelim Approval IPA s3.1.6 or SPA s242 | Senior Development Compliance Officer  |

Doc ID No: A10956667

ITEM: 5

SUBJECT: PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 20 NOVEMBER 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   |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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 - 4**

(as at 24 November 2024)

**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 450m<sup>2</sup> where those lots are not located within walking distance to a local park or general store.

**Status:** Without prejudice discussions ongoing. An order was made to progress the matter for review on 25 November 2024.

**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>         | Judgement received. Matter adjourned to 12 December 2024 for final orders.                                                                                                                                                                          |                     |                  |                       |              |

DIVISION 3

Jackal Renewables Ptd Ltd -V- Ipswich City Council

|                 |                                                                                                                                                                                                                                                                                                                             |              |                  |                |              |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------|----------------|--------------|
| Register No:    | 223                                                                                                                                                                                                                                                                                                                         | Appeal Type: | Applicant Appeal | Appeal No:     | 2640 of 2024 |
| Application No: | 2491/2018/MCU                                                                                                                                                                                                                                                                                                               |              |                  | Received Date: | 20/9/2024    |
| Property:       | Lot 73 Rhondda Road NEW CHUM QLD 4303                                                                                                                                                                                                                                                                                       |              |                  |                |              |
| Applicant:      | Jackal Renewables Pty Ltd                                                                                                                                                                                                                                                                                                   |              |                  |                |              |
| Appeal Summary: | This is an applicant appeal against Council's decision to levy infrastructure charges of \$80,895.02 against the minor change approval. The grounds of appeal state that the Infrastructure Charges Notice is wrong or alternately the charge is so unreasonable that no reasonable local government could have imposed it. |              |                  |                |              |
| Status:         | Awaiting directions                                                                                                                                                                                                                                                                                                         |              |                  |                |              |

DIVISION 4

**DIVISION 4**

**Kelly Consolidated Pty Ltd v Ipswich City Council & Anor**

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |                  |                       |           |
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| <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>         | Preliminary steps are being taken in the matter. The matter is listed for further review March 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |                  |                       |           |

Doc ID No: A10930344

ITEM: 6

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

AUTHOR: ACTING PRINCIPAL OFFICER (PROGRAM MANAGEMENT)

DATE: 13 NOVEMBER 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 October 2024.

### **RECOMMENDATION/S**

**That the report on capital delivery by the Asset and Infrastructure Services Department for the month of October 2024 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**

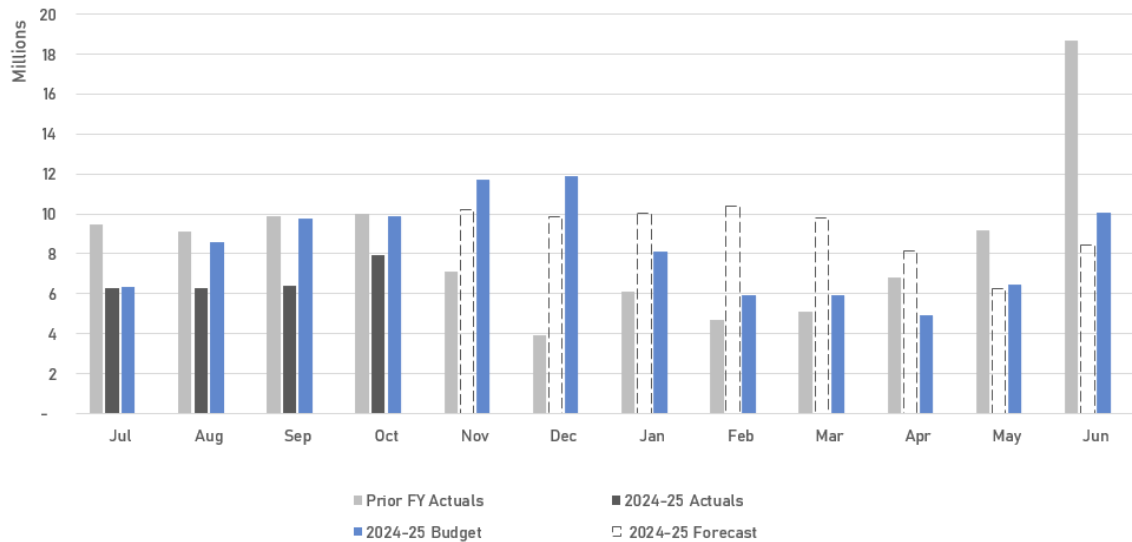
A pleasing result for the month of October with the Capital Works Program achieving a spend of \$7.94 million against a budget of \$8.81 million for the month of October.

With the planned expenditure being 10% under the baseline budget, this is primarily due to the phasing of works during the budget build, including the Mary and William Street Traffic Signal Upgrades reaching practical completion earlier than expected and the later-than-anticipated installation of traffic signal infrastructure for the Springfield Greenbank Arterial Upgrade.

The year-to-date expenditure currently sits at \$27.0 million against an adopted budget for the financial year of \$99.63 million.

The table below shows the baseline for the published budget and expenditure to date for the 2024-2025 FY.

Asset and Infrastructure Services Department  
**Capital Portfolio by Month**



| AIS Deliverable (October 2024) | MTD              |                  |                             |                  |                               |
|--------------------------------|------------------|------------------|-----------------------------|------------------|-------------------------------|
| Capital Program                | Actuals          | Budget           | Variance (Budget - Actuals) | Forecast         | Variance (Forecast - Actuals) |
|                                | \$               | \$               | \$                          | \$               | \$                            |
| Asset Rehabilitation           | 2,527,551        | 3,470,070        | 942,519                     | 1,869,071        | (658,480)                     |
| Local Amenity                  | 23,684           | -                | (23,684)                    | 11,000           | (12,684)                      |
| Flood Mitigation and Drainage  | 74,661           | -                | (74,661)                    | 27,000           | (47,661)                      |
| Parks Sport and Environment    | 778,681          | 323,990          | (454,691)                   | 391,000          | (387,681)                     |
| Transport And Traffic          | 4,296,109        | 4,532,242        | 236,133                     | 4,816,021        | 519,912                       |
| Project Overheads              | 182,497          | -                | (182,497)                   | -                | (182,497)                     |
| <b>Infrastructure Program</b>  | <b>7,883,183</b> | <b>8,326,302</b> | <b>443,119</b>              | <b>7,114,092</b> | <b>(769,091)</b>              |
| Fleet                          | 53,229           | 485,477          | 432,248                     | 1,151,828        | 1,098,599                     |
| Other                          | 5,340            | -                | (5,340)                     | 2,000            | (3,340)                       |
| <b>Capital Works Program</b>   | <b>7,941,752</b> | <b>8,811,779</b> | <b>870,027</b>              | <b>8,267,920</b> | <b>326,168</b>                |

**Asset Rehabilitation** overall, achieved an actual spend of \$2.53 mil against an adopted budget of \$3.47 mil for the month of October.

The bridge replacement at Hiddenvale Road is progressing well. In October, the project incurred a spend of \$621k against an approved budget of \$667k. The piling works are now complete and bridge girders have been positioned in place, the associated pavement works for the bridge approaches are currently underway. The project remains on track for completion in early 2025.

The East Ipswich Stage 1 Drainage Works project has secured a suitable construction contractor who has established on site and is undertaking initial clearing and scour backfill. Works are slightly behind program as a result of delays in obtaining relevant environmental approvals, these are now resolved. The project incurred a cost of \$171k for the month against an approved budget of \$531k.

Procurement activities associated with pavement resurfacing across Area's 2, 4, 5 and 7 are currently underway. The combined spend across all 4 projects was limited to \$92k against a baseline budget of \$825k. Works are programmed to commence in November and are anticipated to be completed for all areas by the end of March 2025.

Easement requirements associated with the planned drainage works at Tregair and Whitehill St's incurred a cost of \$105k against a Nil budget for the month of October.

Pavement rehabilitation works associated with Olive Street reached practical completion through the month of October incurring a spend of \$111k against a nil budget the final asphalt works.

Waghorn Street kerb and channel rehabilitation works also reached practical completion this month with final payments for outstanding pavement works and traffic control cost being finalised. The project incurred costs in the order of \$186k against a nil budget.

Lighting upgrades at Bob Gibbs Park incurred an actual expenditure of \$40k against the approved budget of \$200k for the month. Construction delays have occurred as a result of geotechnical results extending the required fabrication timeline. Completion of the project is still expected to meet the initial deadlines with commissioning identified for early Jan 2025.

The **Local Amenity** program had an actual spend of \$24k against a nil budget.

The **Flood Mitigation and Drainage** program had an actual spend of \$75k against a Nil budget.

Construction activities for the drainage works on Kentucky Street commenced this month and were carried out by the Council's internal Municipal Crew. The project incurred a cost of \$37k spent against a Nil budget and is now considered complete.

**Transport and Traffic** had an actual expenditure of \$4.30 mil with a budget allocation of \$4.53 mil for the month.

The combined expenditure for the Springfield Parkway Stages totalled \$1.55 million, resulting in a variance of \$1.86 million against a budget of \$3.41 million. Stage 2 works are on track, with early works packages out to tender and anticipated to be awarded to commence construction works early in the new year. Stage 3 expenditure was below forecast for the month due to the phasing of works associated with traffic signal installation and associated night works. These works are programmed for late November and will allow the



commissioning of the Exit 32 Off Ramp/SGA intersection and ParknRide exit/crossing signals. It is anticipated that expenditure will increase in the upcoming months as we close out the project, including the installation of the final asphalt wearing course in December.

The Redbank Plains Road Stage 3 Upgrade project has made significant progress this month, with a budget of \$147k against actuals of \$2.36 mil. This has allowed the project to bring forward the final AC works to complete the project in early December.

With Practical completion having previously been reached in mid-August, Mary and William Traffic Light Upgrade incurred actual costs of \$15k against a budget of \$895k for the month of October.

Design activities associated with School Road Upgrade are continuing, along with the necessary third-party service provider assessments. Over the course of October, the project incurred actual costs in the order of \$105k against a nil budget due to baseline phasing.

The bus stop upgrade at Sutton Park, aimed at ensuring compliance and improving disability access, is currently underway by the Council's delivery team and is scheduled for completion in mid-November. This grant-funded project incurred a cost of \$104,000 for the month, against a nil budget for the month.

**Parks Sports and Environment** overall, achieved an actual spend of \$779k against a budget allocation of \$324k.

Progress continues with the grant-funded Cameron Park Upgrade project this month. With the playground construction planned to continue through November, and brickwork and internal framing for the amenities block also underway. The amenities block also now boasts freshly completed stucco rendering, while the rough-in work for electrical and plumbing fixtures continues to advance. Over the course of October, the project incurred a spend of \$403k against a nil budget for the month.

Works associated with the Silver Jubilee Park Clubhouse progressed well over the course of October. Completed works include the installation of plumbing and electrical under the slab, with the footings well advanced. The project incurred a spend of \$242,000 against a nil budget for the month.

**Fleet** experienced an actual spend of \$53k against a budget of \$485k for the month.

Truck replacement program experienced delays with delivery of fleet which are anticipated to arrive in December. The project incurred a spend of \$12k against a budget of \$476k.

## Summary

The Capital Works program of the Asset and Infrastructure Services department has continued the financial year on a positive note, reporting a total expenditure of \$7.94 million against an adopted budget of \$8.81 million for the month of October. Although the expenditure was \$870k million below budget expectations, this variance was primarily associated with the phasing of works associated with the Mary and William Street Traffic Signal Upgrades reaching practical completion earlier than expected and later than anticipated installation of traffic signal infrastructure for the Springfield Greenbank Arterial Upgrade.

## Major Projects

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

Works are on track for the pre-Christmas Stage 3 opening and commissioning of the new signalised intersection and PnR Pedestrian crossing. The 3.6 m culvert extensions above Hymba Yumba were successfully completed, with a successful media event held to mark the occasion. Everyone is working hard to finish Stage 3 on time and complete the Stage 1 Off Maintenance, but the team remains focused on maintaining an excellent record on Safety, Quality and Environmental and Stakeholder Management, to ensure all aspects of the Stage 1 and 3 are closed out positively.

## Stage Summaries

**Stage 1** preparation continued for the off-maintenance milestone and further landscaping was completed in a number of areas. Street lighting, footpaths, guardrail and other works above the 3.6m culverts and north of Hymba Yumba are almost complete. Planning continues for Urban Utilities modification to the concrete barrier along The Escarpment for the sewer manhole access.

**Stage 2** Final works for the 3.6m culverts works were completed in October. The first two Early Works Packages (Earthworks/Stormwater and UU Water Main Relocation/Sewer Replacement) are in the final stages of evaluation and are expected to be awarded to start these early in the new year. The Stage 2 design is complete pending indorsement and progress continues on the Services Relocation designs and offers.

**Stage 3** The final phase of nightworks is programmed for late November to allow for the commissioning of the Off Ramp/SGA intersection and ParknRide exit/crossing signals. With other works including pathways, concreting, guardrail and landscaping under action, the main activity remaining will be the AC wearing course and line marking. The Exit 32 Off Ramp batter armouring has started and will provide a low maintenance effective solution.

**Stakeholder Engagement** continues to be well managed, with minimal complaints and the focus being now on showcasing the commissioning in December. Positive interaction between the Council, Queensland Rail, and Lions continues with access to essential areas being maintained and impacts to commuters and public for match days minimised.

The ICC Site Team are working well with BMD and pushing hard to complete Stage 3 as planned, but with steady progress in Stage 2 as well. The second funding application is being prepared for submission and the Project remains on Program and Budget.

### **Redbank Plains Road Upgrade**

The Redbank Plains Road Stage 3 project has made significant progress this month, with most activities going to plan, allowing the project to bring forward the final AC works to complete the project. It remains on track to complete all kerb and median infills during November, ready for an intensive two-week AC surfacing program commencing late November to complete all outstanding areas. This will be followed by linemarking and road furniture installation, along with concurrent landscaping and concrete footpath works. The project team continue to monitor the weather closely as the storm season settles in, with all remaining activities being highly weather-sensitive.

In the **Northern Portion** (Shannon to Kruger), QUU has achieved the required isolation of the DN800 watermain for this project, and the ICC Capital Works Program is in progress of being updated to include this scope within the next three-year program.

In the **Central Zone** (Highbury to Shannon), we saw the completion of traffic light inter-connectivity, AC pavement, kerb, stormwater works, watermain, traffic signal infrastructure, road excavation, streetlight footings, and fencing installations across various sections including North bound Shannon approach, South bound lanes, and Verran St. Additionally, fencing installation south of Argyle St has been completed to deter pedestrians from crossing from the bus stop opposite Town Square to McDonald's, following a request by the headmaster of Redbank Plains State High School.

In the **Southern Zone** (Highbury southward), landscaping to the medians opposite Jansen St and Highbury Dr have now been completed.

Overall the project was not delayed in October due to inclement weather, and erosion and sediment controls have been well maintained, with the whole site now having a sealed roadway, mitigating further water damage to pavements.

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

The Queensland Government's Passenger Transport Accessible Infrastructure Program (PTAIP) assists councils in upgrading bus stops and other transport infrastructure. This financial year, five stops have been designated for construction with PTAIP funding. With an overall budget of \$500k, design of four locations is complete and construction activities either being scheduled or underway—Blackstone Rd, Sutton Pk, Booval Station, and Brisbane St. The fifth location, Lawrie Drive, is currently under assessment by Translink and Planning officers due to higher-than-expected costs for water service relocations. If the project is approved to proceed, construction for this final location will be scheduled for delivery within this financial year.

### **Local Amenity - Provisional Projects**

Over the course of October, no new projects have been identified from the Provisional Projects Allocation.

| PROVISIONAL PROJECTS                                                            |                  | Allocation 24-25FY - \$530,000                                                                                                            |
|---------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name                                                                    | Budget Requested | Project Status                                                                                                                            |
| Redbank Plain Recreational Reserve - Extension of Storage Facility              | \$11,700         | Construction Phase – Internally delivered works scheduled for commencement mid - November and expected to be completed prior to Christmas |
| Jim Finimore Park - Installation of Bollards, slip rail and additional lighting | \$48,000         | Environmental investigation currently underway                                                                                            |
| School St (Rosewood State School) - Footpath Installation                       | \$25,000         | Design Completed / Currently being programmed for construction to occur early Jan 2025.                                                   |
| Summit Drive, Springfield Lakes- Solar Powered Speed Awareness Sign             | \$20,000         | Design investigation currently underway                                                                                                   |
| <b>Remaining Budget 24-25FY</b>                                                 | <b>\$425,300</b> |                                                                                                                                           |

### 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          | Project Estimate / (Completed cost) | Required Project Completion Date / Agreement End Date | Project Status              |
|-------------------------------------------------------------------|-----------------------|-------------------------------------|-------------------------------------------------------|-----------------------------|
| (Cycle Network Local Government Grants Program (CNLGGP))          | State Funded          |                                     |                                                       |                             |
| Deebing Creek Stage 2 (Construction)                              |                       |                                     |                                                       | Submitted for consideration |
| Civic Centre Carpark EOT (Tulmur Place EOT Facility)              | \$ 194,000.00         | \$ 388,000.00                       | 30/9/24                                               | Acquittal Stage             |
| Ipswich Lighter Quicker Cheaper Pilot                             | \$ 165,000.00         | \$ 165,000.00                       | 30/6/25                                               | In Progress                 |
| <b>TIDS (Transport Infrastructure Development Scheme)</b>         | <b>State Funded</b>   |                                     |                                                       |                             |
| Springfield Greenbank Arterial (Stage 3)                          | \$ 781,247.00         | \$ 11,600,000.00                    | 30/06/2025                                            | In progress                 |
| <b>Passenger Transport Infrastructure Grants 2023-24 (PTAIP)</b>  | <b>State Funded</b>   |                                     |                                                       |                             |
| Various                                                           | \$ 476,750.00         | \$ 476,750.00                       | 30/6/25                                               | In progress                 |
| <b>Local Roads &amp; Community Infrastructure Program (LRCIP)</b> | <b>Federal Funded</b> |                                     |                                                       |                             |
| Adelong Avenue, Culvert Rehabilitation                            | \$ 671,381.00         | \$ 950,000.00                       | 30/06/2024                                            | Completed                   |
| Tallegalla Road, Culvert Rehabilitation                           | \$ 671,381.00         | \$ 935,000.00                       | 30-6-2026                                             | In Progress                 |
| <b>R2R (Roads to Recovery)</b>                                    | <b>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)</b>  | <b>State Funded</b>   |                                     |                                                       |                             |
| Cameron Park Playground and Amenities Upgrade                     | \$ 2,000,000.00       | \$ 3,282,349.00                     | 30/01/2025                                            | In progress                 |
| Richardson Park Playground and Amenities Upgrade                  | \$ 1,500,000.00       | \$ 2,232,000.00                     | 30/06/2024                                            | Acquittal Stage             |
| Eastwood Street Kerb and Channel                                  | \$ 657,000            | \$ 657,000                          | 30/6/2027                                             | In progress                 |
| Emery Street Kerb and Channel Rehabilitation                      | \$ 1,845,000          | \$ 1,845,000                        | 30/6/2027                                             | In progress                 |

|                                                                                |                       |                 |                     |                             |
|--------------------------------------------------------------------------------|-----------------------|-----------------|---------------------|-----------------------------|
| Redbank Plains Recreation Reserve Carpark Extension                            | \$ 550,000            | \$ 550,000      | 30/6/2027           | In progress                 |
| Ripley Road and Rief Street Intersection Upgrade                               | \$ 3,203,000          | \$ 3,203,000    | 30/6/2027           | In progress                 |
| Shanahan Parade Footbridge Replacement                                         | \$ 415,000            | \$ 415,000      | 30/6/2027           | In progress                 |
| Limestone Park Netball Facilities Court Resurfacing                            | \$ 1,888,737.50       | \$ 4,603,988.00 | 30/6/2027           | In progress                 |
| <b>Bridges Renewal Program 2022-2024</b>                                       | <b>Federal Funded</b> |                 |                     |                             |
| Hiddenvale Road, Calvert                                                       | \$ 3,901,761.00       | \$ 4,877,201.00 | 31/1/2025           | In progress                 |
| Purga School Road, Purga                                                       | \$ 5,000,000.00       | \$ 8,185,876.00 | 24mths from Signing | Successful – Bridge Renewal |
| <b>Australian Cricket Infrastructure Fund</b>                                  | <b>Other</b>          |                 |                     |                             |
| Ivor Marsden Sports field Lighting Upgrade                                     | \$ 100,000.00         | \$ 907,500.00   | N/A                 | In progress                 |
| <b>Blackspot Program 2023-2024</b>                                             | <b>Federal Funded</b> |                 |                     |                             |
| Old Logan Road and Formation Street, Carole Park                               | \$ 65,500.00          | \$ 65,500.00    | 30/06/2024          | Acquittal Stage             |
| 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          | Acquittal Stage             |
| <b>School Transport Infrastructure Program</b>                                 | <b>State Funded</b>   |                 |                     |                             |
| WMAC Signals Wulkuraka                                                         | \$ 198,000.00         | \$ 396,000.00   | 30-3-2025           | In progress                 |
| <b>Flexible Funding Grants</b>                                                 | <b>State Funded</b>   |                 |                     |                             |
| Karalee Alternate Access Track                                                 | \$ 50,000.00          | \$ 55,000.00    | 30/12/2024          | In progress                 |
| <b>Priority Infrastructure Projects</b>                                        | <b>State Funded</b>   |                 |                     |                             |
| Ash Barty Park Upgrade                                                         | \$ 525,000.00         | \$ 525,000.00   | 28/02/2025          | In progress                 |
| <b>School Transport Infrastructure Program</b>                                 | <b>State Funded</b>   |                 |                     |                             |
| Ipswich North State School                                                     | \$ 141,000.00         | \$ 282,000.00   | 30/04/2026          | In Progress                 |
| Amberley District State School                                                 | \$ 102,000.00         | \$ 204,000.00   | 30/04/2026          | In Progress                 |
| Riverview State School                                                         | \$ 134,500.00         | \$ 269,000.00   | 30/04/2027          | Not yet started             |
| Haigslea State School                                                          | \$ 98,500.00          | \$ 197,000.00   | 30/04/2026          | In Progress                 |
| Walloon State School                                                           | \$ 140,000.00         | \$ 280,000.00   | 30/04/2026          | Not yet started             |
| <b>SEQ Liveability Fund</b>                                                    | <b>State Funded</b>   |                 |                     |                             |
| Tivoli Sports Facilities Development                                           | \$ 5,576,128          | \$ 7,437,504    | 30/7/27             | In Progress                 |
| Redbank Plains Recreation Sports Facilities Development                        | \$ 8,963,872          | \$ 11,273,712   | 30/7/27             | In Progress                 |
| <b>2024 - 28 Local Government Grants and Subsidies Program (2024-28 LGGSP)</b> |                       |                 |                     |                             |
| Condition Assessment for Stormwater Network Assets                             | \$ 720,000.00         | \$ 1,200,000.00 | 30/6/28             | Not yet started             |
| <b>Ipswich Bus Service Growth Infrastructure Improvements Program</b>          |                       |                 |                     |                             |
| Ipswich Bus Service Growth Infrastructure Improvements - Package A             | \$ 32,500.00          | \$ 32,500.00    | 31/5/27             | Not yet started             |

Changes since last month

Completed

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

| Milestone            | October Actual | Actuals Year to date | Target for 24/25 |
|----------------------|----------------|----------------------|------------------|
| Practical Completion | 3              | 7                    | 60               |

As at end of October, project completion status shows 7 projects have reached practical completion from a total of 60 projects that are scheduled for delivery this FY.

**Current status of Construction projects for 2024-2025 FY**

| Current Status of Projects | Count of Projects October |
|----------------------------|---------------------------|
| Concept Design             | 2                         |
| Detail Design              | 7                         |
| Handed Over for Execution  | 33                        |
| Construction in Progress   | 11                        |
| Practically Complete       | 7                         |

The data shown above for status of projects scheduled for delivery in the 2024-2025 FY.

**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 - October 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.














































Tony Dileo













































**ACTING GENERAL MANAGER, INFRASTRUCTURE STRATEGY, CAPITAL DELIVERY AND ASSETS**

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

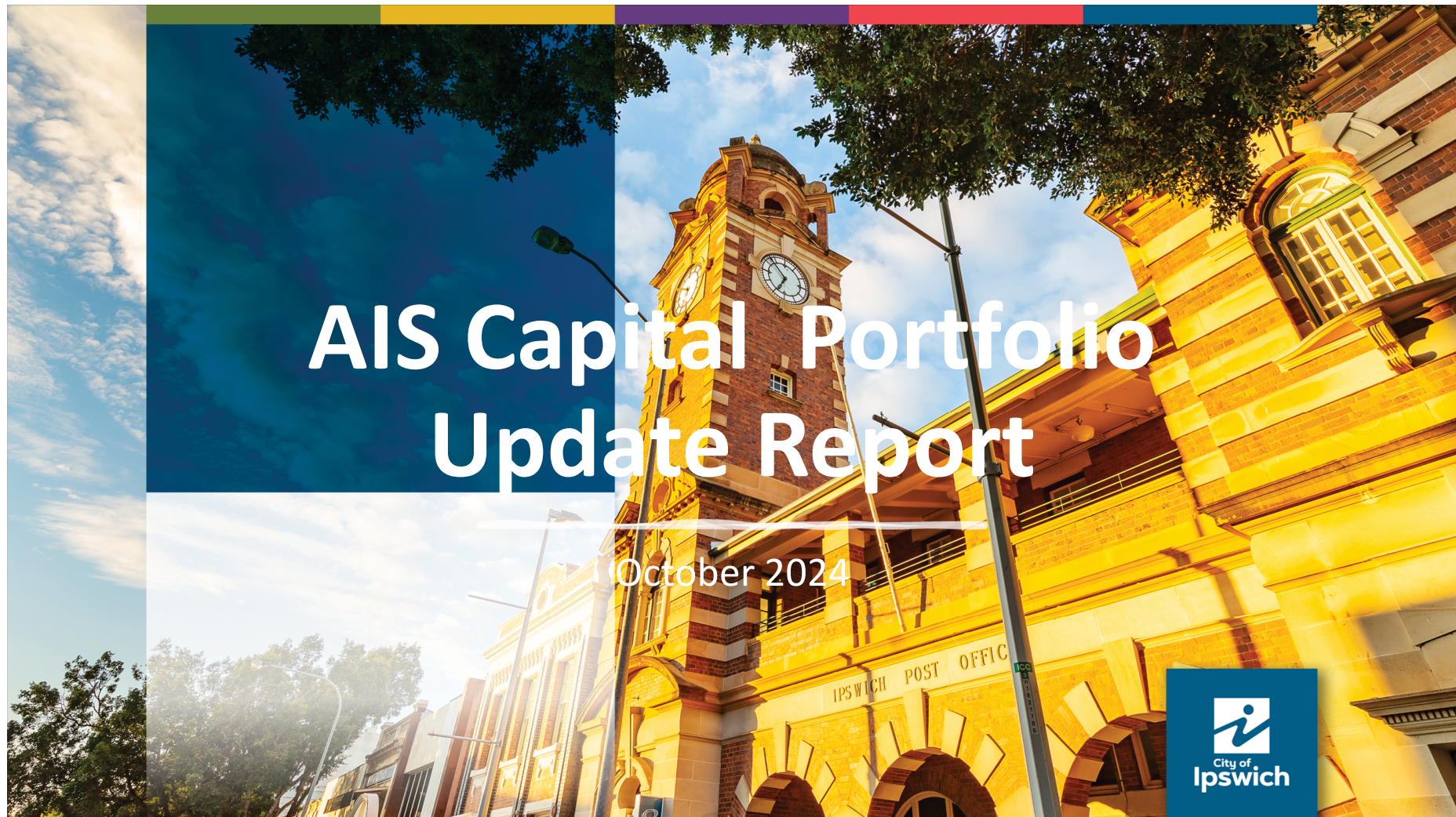


|                                                                                                                                                |                                              | Asset and Infrastructure Services Department<br>Asset Rehabilitation Progress Report |            |                   |      | Data Date : 01/11/2024<br>Published On : 30/10/2024 |            |    |            |             |    |            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------------------------------------------------------------------|------------|-------------------|------|-----------------------------------------------------|------------|----|------------|-------------|----|------------|
| Project ID                                                                                                                                                                                                                      | Project Name                                 | Status                                                                               | Finish     | Suburb (Text)     | Q4   | Q1                                                  | Q2         | Q3 | Q4         | Q1          | Q2 | Q3         |
| Program: Asset Rehab                                                                                                                                                                                                            |                                              |                                                                                      | 21/12/2027 |                   |      |                                                     |            |    |            |             |    |            |
| Subprogram: Bridge and Culvert Rehabilitation                                                                                                                                                                                   |                                              |                                                                                      | 19/01/2027 |                   |      |                                                     |            |    |            |             |    |            |
| INF04177                                                                                                                                                                                                                        | Hiddenvale Road BR20                         | 3.1 Construction in Progress                                                         | 06/02/2025 | CALVERT           |      | 06/02/2025                                          |            |    |            |             |    |            |
| INF04314                                                                                                                                                                                                                        | Purga School Rd BR                           | 2.3 Detail Design                                                                    | 22/09/2025 | PURGA             |      |                                                     |            |    | 22/09/2025 |             |    |            |
| INF04375                                                                                                                                                                                                                        | Michels Street Footbridge                    | 2.3 Detail Design                                                                    | 24/01/2025 | RIPLEY            |      | 24/01/2025                                          |            |    |            |             |    |            |
| INF04362                                                                                                                                                                                                                        | Tallegalla Rd Culvert                        | 3.1 Construction in Progress                                                         | 31/01/2025 | TALLEGALLA        |      | 31/01/2025                                          |            |    |            |             |    |            |
| INF04968                                                                                                                                                                                                                        | Bergins Hill Rd BR 23                        | 2.2 Concept Complete                                                                 | 19/01/2027 | Bundamba          |      |                                                     |            |    |            |             |    |            |
| INF05142                                                                                                                                                                                                                        | Bundamba Ck BR 25                            | 2. Handed Over for Design (TSR)                                                      | 10/09/2026 | South Ripley      |      |                                                     |            |    |            |             |    |            |
| INF05139                                                                                                                                                                                                                        | Tallagella Rd BR 25                          | 2.3 Detail Design                                                                    | 28/03/2025 | Tallegalla        |      |                                                     | 28/03/2025 |    |            |             |    |            |
| INF04957                                                                                                                                                                                                                        | Elaine Street Stormwater Drainage Relining   | 3. Handed Over for Execution                                                         | 13/01/2025 | Karalee           |      | 13/01/2025                                          |            |    |            |             |    |            |
| INF04958                                                                                                                                                                                                                        | Fawkner Crescent Stormwater Drainage Rel     | 3. Handed Over for Execution                                                         | 16/01/2025 | Barellan Point    |      | 16/01/2025                                          |            |    |            |             |    |            |
| INF04959                                                                                                                                                                                                                        | Hanlon Street Stormwater Drainage Relining   | 3. Handed Over for Execution                                                         | 21/01/2025 | Bundamba          |      | 21/01/2025                                          |            |    |            |             |    |            |
| INF04961                                                                                                                                                                                                                        | High Street Stormwater Drainage Relining (   | 3. Handed Over for Execution                                                         | 24/01/2025 | Brassall          |      | 24/01/2025                                          |            |    |            |             |    |            |
| INF04966                                                                                                                                                                                                                        | Railway Street Stormwater Drainage Relinin   | 3. Handed Over for Execution                                                         | 30/01/2025 | Rosewood          |      | 30/01/2025                                          |            |    |            |             |    |            |
| INF05141                                                                                                                                                                                                                        | Lower William St BR Relining 25 (Package 2   | 3. Handed Over for Execution                                                         | 19/05/2025 | Goodna            |      |                                                     | 19/05/2025 |    |            |             |    |            |
| INF05140                                                                                                                                                                                                                        | Mount Walker West Rd BR Relining 25 (Pac     | 3. Handed Over for Execution                                                         | 22/05/2025 | Mount Walker      |      |                                                     | 22/05/2025 |    |            |             |    |            |
| INF04960                                                                                                                                                                                                                        | Harold Summervilles Rd BR 23 (Relining Pa    | 3. Handed Over for Execution                                                         | 04/02/2025 | Karalee           |      | 04/02/2025                                          |            |    |            |             |    |            |
| INF04962                                                                                                                                                                                                                        | Kruger Pde BR 23 (Relining Package 1)        | 3. Handed Over for Execution                                                         | 07/02/2025 | Redbank           |      | 07/02/2025                                          |            |    |            |             |    |            |
| INF04669                                                                                                                                                                                                                        | Blackall St DR 24 (Reline Package 2)         | 3. Handed Over for Execution                                                         | 13/05/2025 | Ipswich           |      |                                                     | 13/05/2025 |    |            |             |    |            |
| Subprogram: Drainage Rehabilitation                                                                                                                                                                                             |                                              |                                                                                      | 23/09/2027 |                   |      |                                                     |            |    |            |             |    |            |
| INF04089                                                                                                                                                                                                                        | Pryde Street DR 20                           | 2.3 Detail Design                                                                    | 26/06/2026 | WOODEND           |      |                                                     |            |    |            |             |    | 26/06/2026 |
| INF04251                                                                                                                                                                                                                        | East Ipswich Catchment Stage 1 DR            | 3. Handed Over for Execution                                                         | 06/05/2025 | EAST IPSWICH      |      | 06/05/2025                                          |            |    |            |             |    |            |
| INF04250                                                                                                                                                                                                                        | Woodend Catchment Stage 2                    | 3. Handed Over for Execution                                                         | 23/09/2027 | WOODEND           |      |                                                     |            |    |            |             |    |            |
| INF04800                                                                                                                                                                                                                        | Champions Way DR 22                          | 2.3 Detail Design                                                                    | 04/07/2025 | Willowbank        |      |                                                     | 04/07/2025 |    |            |             |    |            |
| INF04680                                                                                                                                                                                                                        | Lowry Ln and Colvin St DR 24                 | 2.3 Detail Design                                                                    | 29/09/2026 | North Ipswich     |      |                                                     |            |    |            |             |    |            |
| INF05136                                                                                                                                                                                                                        | East Ipswich Catchment DR Stage 3            | 2. Handed Over for Design (TSR)                                                      | 11/09/2026 | East Ipswich      |      |                                                     |            |    |            |             |    |            |
| INF05137                                                                                                                                                                                                                        | Springfield Lakes Spillway Access 25         | 2. Handed Over for Design (TSR)                                                      | 26/09/2025 | Springfield Lakes |      |                                                     |            |    | 26/09/2025 |             |    |            |
| INF05153                                                                                                                                                                                                                        | Woodend Catchment DR Stage 3                 | 2. Handed Over for Design (TSR)                                                      | 11/09/2026 | Woodend           |      |                                                     |            |    |            |             |    |            |
| INC00069                                                                                                                                                                                                                        | Drainage Rehabilitation                      | 5. Management / Financial                                                            | 30/06/2025 | Various           |      |                                                     | 30/06/2025 |    |            |             |    |            |
| INF05188                                                                                                                                                                                                                        | 181 St Augustine's Drive Sediment Forebay    | 2. Handed Over for Design (TSR)                                                      | 11/09/2025 | Augustine Heights |      |                                                     |            |    | 11/09/2025 |             |    |            |
| INF04695                                                                                                                                                                                                                        | Pine St DR 24 (Reline Package 2)             | 3. Handed Over for Execution                                                         | 11/04/2025 | North Ipswich     |      | 11/04/2025                                          |            |    |            |             |    |            |
| INF04681                                                                                                                                                                                                                        | Palmer St DR 24 (Reline Package 2)           | 3. Handed Over for Execution                                                         | 16/04/2025 | North Ipswich     |      |                                                     | 16/04/2025 |    |            |             |    |            |
| INF04678                                                                                                                                                                                                                        | Kingsmill Rd DR 24 (Reline Package 2)        | 3. Handed Over for Execution                                                         | 23/04/2025 | Coalfalls         |      |                                                     | 23/04/2025 |    |            |             |    |            |
| INF04675                                                                                                                                                                                                                        | Goodwin St DR 24 (Reline Package 2)          | 3. Handed Over for Execution                                                         | 08/05/2025 | Basin Pocket      |      |                                                     | 08/05/2025 |    |            |             |    |            |
| INF04691                                                                                                                                                                                                                        | Pine Mountain Rd DR 24 (Reline Package 2     | 3. Handed Over for Execution                                                         | 02/05/2025 | North Ipswich     |      |                                                     | 02/05/2025 |    |            |             |    |            |
| INF04685                                                                                                                                                                                                                        | Shenton and Ashgrove St DR 24 (Reline Pa     | 3. Handed Over for Execution                                                         | 29/04/2025 | Coalfalls         |      |                                                     | 29/04/2025 |    |            |             |    |            |
| INF05200                                                                                                                                                                                                                        | Willowbank Lease A drainage renewal projec   | 2.3 Detail Design                                                                    | 12/12/2024 | Willowbank        |      | 12/12/2024                                          |            |    |            |             |    |            |
| INF04969                                                                                                                                                                                                                        | Chernside Road Drainage Rehabilitation       | 0. Brief Development                                                                 | 09/12/2026 | Ipswich           |      |                                                     |            |    |            |             |    |            |
| INF05187                                                                                                                                                                                                                        | Marburg Det Basin Upgrade 25                 | 0. Brief Development                                                                 | 31/07/2026 | Marburg           |      |                                                     |            |    |            |             |    | 31/07/2026 |
| INF04682                                                                                                                                                                                                                        | Panton St DR 24                              | 0. Brief Development                                                                 | 21/02/2025 | Woodend           |      | 21/02/2025                                          |            |    |            |             |    |            |
| INF04688                                                                                                                                                                                                                        | Woodend Rd Relining DR 23                    | 2. Handed Over for Design (TSR)                                                      | 08/10/2026 | Sadliers Crossing | 2024 |                                                     |            |    |            |             |    |            |
| Subprogram: Facility Rehabilitation                                                                                                                                                                                             |                                              |                                                                                      | 06/12/2027 |                   |      |                                                     |            |    |            |             |    |            |
| INF04036                                                                                                                                                                                                                        | Civic Centre - Foyer Ceiling - Packaged with | 2.1 Concept Design                                                                   | 20/12/2024 | WOODEND           |      | 20/12/2024                                          |            |    |            |             |    |            |
| INF04033                                                                                                                                                                                                                        | Civic Centre - Gallery Upgrades              | 2.1 Concept Design                                                                   | 06/12/2027 | 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 3 |    |            |

|                                                                                                                                                |                                          | Asset and Infrastructure Services Department |              |                     |                                                                    | Data Date : 01/11/2024<br>Published On : 30/10/2024 |    |    |    |      |    |    |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|----------------------------------------------|--------------|---------------------|--------------------------------------------------------------------|-----------------------------------------------------|----|----|----|------|----|----|--|
|                                                                                                                                                                                                                                 |                                          | Asset Rehabilitation Progress Report         |              |                     |                                                                    |                                                     |    |    |    |      |    |    |  |
| Project ID                                                                                                                                                                                                                      | Project Name                             | Status                                       | Finish       | Suburb (Text)       |                                                                    | 2025                                                |    |    |    | 2026 |    |    |  |
|                                                                                                                                                                                                                                 |                                          |                                              |              |                     | Q4                                                                 | Q1                                                  | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 |  |
|  INF05056                                                                                                                                      | Riverview Depot Prewash Bay              | 2.3 Detail Design                            | 18/08/2025   | Riverview           | <div><div></div></div> 18/08/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF05110                                                                                                                                      | Goodna SES Complex Sewer Connection 2    | 2.4 Detail Design Complete                   | 14/04/2025   | Goodna              | <div><div></div></div> 14/04/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF05111                                                                                                                                      | Riverview Wash Down Bay DUGR 23          | 6. Rejected                                  | 01/08/2024 A | Riverview           |                                                                    |                                                     |    |    |    |      |    |    |  |
|  INF05145                                                                                                                                      | Ipswich Art Gallery RW 25                | 2. Handed Over for Design (TSR)              | 18/09/2026   | Ipswich             | <div><div></div></div>                                             |                                                     |    |    |    |      |    |    |  |
|  INF05144                                                                                                                                      | Norman St Roof RE 25                     | 3. Handed Over for Execution                 | 20/12/2024   | East Ipswich        | <div><div></div></div> 20/12/2024                                  |                                                     |    |    |    |      |    |    |  |
|  INF05143                                                                                                                                      | Ipswich General Cemetery Shed 25         | 3. Handed Over for Execution                 | 19/02/2025   | Ipswich             | <div><div></div></div> 19/02/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF05128                                                                                                                                      | Thorn St Shed Door Replacement           | 4. Practically Complete                      | 05/07/2024 A | Ipswich             |                                                                    |                                                     |    |    |    |      |    |    |  |
|  INF05152                                                                                                                                      | Limestone PkAFL Ventilation 24           | 4. Practically Complete                      | 09/07/2024 A | Ipswich             |                                                                    |                                                     |    |    |    |      |    |    |  |
|  INF05146                                                                                                                                      | Burnett St RW 25                         | 3. Handed Over for Execution                 | 30/04/2025   | Woodend             | <div><div></div></div> 30/04/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF04834                                                                                                                                      | Air Conditioning RE 23                   | 5. Management / Financial                    | 30/06/2025   | Various             | <div><div></div></div> 30/06/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF05183                                                                                                                                      | Rosewood Library Reactive Works          | 5. Management / Financial                    | 30/06/2025   | Rosewood            | <div><div></div></div> 30/06/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INC00062                                                                                                                                      | Unallocated Path Rehabilitation Projects | 5. Management / Financial                    | 30/06/2025   | Various             | <div><div></div></div> 30/06/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INC00046                                                                                                                                      | Facilities Minor Works Program           | 5. Management / Financial                    | 30/06/2025   | Various             | <div><div></div></div> 30/06/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF05092                                                                                                                                      | Robelle Domain Dosing Unit Renewal 23    | 4. Practically Complete                      | 02/09/2024 A | Springfield Central | 4 A                                                                |                                                     |    |    |    |      |    |    |  |
|  INF05227                                                                                                                                      | Rosewood Library Emergency L 25          | 3. Handed Over for Execution                 | 10/12/2024   | Rosewood            | <div><div></div></div> 10/12/2024                                  |                                                     |    |    |    |      |    |    |  |
|  INF05228                                                                                                                                      | Queens Park Cottage Rewire 25            | 3. Handed Over for Execution                 | 29/11/2024   | Ipswich             | <div><div></div></div> 29/11/2024                                  |                                                     |    |    |    |      |    |    |  |
|  Subprogram: Gravel Road Rehabilitation                                                                                                        |                                          |                                              | 30/06/2025   |                     | <div><div></div></div> Subprogram: Gravel Road Rehabilitation      |                                                     |    |    |    |      |    |    |  |
|  INF10005                                                                                                                                      | Gravel Resheeting                        | 5. Management / Financial                    | 30/06/2025   | Various             | <div><div></div></div> 30/06/2025                                  |                                                     |    |    |    |      |    |    |  |
|  Subprogram: Kerb and Channel Rehabilitation                                                                                                  |                                          |                                              | 23/10/2025   |                     | <div><div></div></div> Subprogram: Kerb and Channel Rehabilitation |                                                     |    |    |    |      |    |    |  |
|  INF03902                                                                                                                                    | Emery Street St KR 20                    | 3. Handed Over for Execution                 | 09/05/2025   | CAROL PARK          | <div><div></div></div> 09/05/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF04357                                                                                                                                    | Waghorn St KR 23                         | 4. Practically Complete                      | 18/10/2024 A | WOODEND             | 8/10/2024 A                                                        |                                                     |    |    |    |      |    |    |  |
|  INF04292                                                                                                                                    | Cross St KR 22                           | 3. Handed Over for Execution                 | 22/07/2025   | RACEVIEW            | <div><div></div></div> 22/07/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF04293                                                                                                                                    | York St KR 26                            | 2.3 Detail Design                            | 23/10/2025   | EAST IPSWICH        | <div><div></div></div> 23/10/2025                                  |                                                     |    |    |    |      |    |    |  |
|  Subprogram: Parks Rehab Inc Memorials                                                                                                       |                                          |                                              | 23/01/2026   |                     | <div><div></div></div> Subprogram: Parks Rehab Inc Memorials       |                                                     |    |    |    |      |    |    |  |
|  INF04869                                                                                                                                    | Organic Softfall R 23                    | 3. Handed Over for Execution                 | 30/05/2025   | Various             | <div><div></div></div> 30/05/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF04870                                                                                                                                    | Rubber Softfall R 23                     | 3. Handed Over for Execution                 | 30/05/2025   | Various             | <div><div></div></div> 30/05/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF04402                                                                                                                                    | Hazelwood Park Pathway                   | 2.4 Detail Design Complete                   | 17/11/2025   | FLINDERS VIEW       | <div><div></div></div> 17/11/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF04759                                                                                                                                    | Grande Pk PG 24                          | 2.3 Detail Design                            | 23/01/2026   | Springfield Lakes   | <div><div></div></div> 23/01/2026                                  |                                                     |    |    |    |      |    |    |  |
|  INF05055                                                                                                                                    | Spring Lakes Park Boardwalk 24           | 3. Handed Over for Execution                 | 28/03/2025   | Springfield Lakes   | <div><div></div></div> 28/03/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF05104                                                                                                                                    | Queens Pk SF R 23                        | 6. Rejected                                  | 01/08/2024 A | Ipswich             |                                                                    |                                                     |    |    |    |      |    |    |  |
|  INF05154                                                                                                                                    | Robelle Domain WaterPlayRehab 24         | 2.3 Detail Design                            | 03/02/2025   | Springfield Central | <div><div></div></div> 03/02/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF04403                                                                                                                                    | Playground Rehabilitation Program        | 5. Management / Financial                    | 30/06/2025   | Various             | <div><div></div></div> 30/06/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INC00030                                                                                                                                    | Parks Refurbishment                      | 5. Management / Financial                    | 30/06/2025   | Various             | <div><div></div></div> 30/06/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF05138                                                                                                                                    | Rotary Pk SL 25                          | 3. Handed Over for Execution                 | 20/12/2024   | Bundamba            | <div><div></div></div> 20/12/2024                                  |                                                     |    |    |    |      |    |    |  |
|  Subprogram: Path Rehabilitation                                                                                                             |                                          |                                              | 09/11/2026   |                     |                                                                    |                                                     |    |    |    |      |    |    |  |
|  INF04352                                                                                                                                    | 255-273 Brisbane St FR 21                | 3. Handed Over for Execution                 | 24/03/2025   | WEST IPSWICH        | <div><div></div></div> 24/03/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF04811                                                                                                                                    | 101 to 117 Blackstone Road Drainage      | 2.3 Detail Design                            | 04/03/2025   | Eastern Heights     | <div><div></div></div> 04/03/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF04283                                                                                                                                    | Downs St FR 20                           | 2.4 Detail Design Complete                   | 10/11/2025   | NORTH IPSWICH       | <div><div></div></div> 10/11/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF04354                                                                                                                                    | Tallon St FR 21                          | 2.3 Detail Design                            | 09/11/2026   | SADLIERS CROSSING   |                                                                    |                                                     |    |    |    |      |    |    |  |
|  Subprogram: Sealed Road Rehabilitation                                                                                                      |                                          |                                              | 21/12/2027   |                     |                                                                    |                                                     |    |    |    |      |    |    |  |
|  INF02765                                                                                                                                    | McInnemy St LR 18                        | 3.1 Construction in Progress                 | 21/11/2024   | COLLINGWOOD PARK    | <div><div></div></div> 21/11/2024                                  |                                                     |    |    |    |      |    |    |  |
|  INF02758                                                                                                                                    | Casey Street LR 18                       | 3.1 Construction in Progress                 | 01/11/2024   | LEICHHARDT          | <div><div></div></div> 01/11/2024                                  |                                                     |    |    |    |      |    |    |  |
|  INF02762                                                                                                                                    | Jasmine Street LR18                      | 3.1 Construction in Progress                 | 15/04/2025   | BELLBIRD PARK       | <div><div></div></div> 15/04/2025                                  |                                                     |    |    |    |      |    |    |  |
|  INF02763                                                                                                                                    | Olive Street LR 20                       | 4. Practically Complete                      | 13/09/2024 A | FLINDERS VIEW       | 024 A                                                              |                                                     |    |    |    |      |    |    |  |
| 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 2 of 3                                                                                                                                                                                                                     |                                          |                                              |              |                     |                                                                    |                                                     |    |    |    |      |    |    |  |

|                                                                                                                                                |                                                    | <div>Asset and Infrastructure Services Department</div> <div>Asset Rehabilitation Progress Report</div> |                                 |               |                                             | <div>Data Date : 01/11/2024</div> <div>Published On : 30/10/2024</div> |    |    |    |             |    |    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------|---------------|---------------------------------------------|------------------------------------------------------------------------|----|----|----|-------------|----|----|
| Project ID                                                                                                                                                                                                                      | Project Name                                       | Status                                                                                                  | Finish                          | Suburb (Text) |                                             | 2025                                                                   |    |    |    | 2026        |    |    |
|                                                                                                                                                                                                                                 |                                                    |                                                                                                         |                                 |               | Q4                                          | Q1                                                                     | Q2 | Q3 | Q4 | Q1          | Q2 | Q3 |
|                                                                                                                                                | INF04631                                           | Burgoyne St LR 24                                                                                       | 2.3 Detail Design               | 12/02/2027    | REDBANK                                     |                                                                        |    |    |    |             |    |    |
|                                                                                                                                                | INF04714                                           | Adelong Av LR 24                                                                                        | 3. Handed Over for Execution    | 02/09/2025    | Thagoona                                    | 02/09/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                                | INF04715                                           | Augusta Pwy LR 24                                                                                       | 2.3 Detail Design               | 16/09/2026    | Brookwater                                  |                                                                        |    |    |    |             |    |    |
|                                                                                                                                                | INF04739                                           | Resurfacing Area 2 LR 23-24                                                                             | 3. Handed Over for Execution    | 24/03/2025    | Various                                     | 24/03/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                                | INF04742                                           | Resurfacing Area 5 LR 23-24                                                                             | 3. Handed Over for Execution    | 03/02/2025    | Various                                     | 03/02/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                                | INF04741                                           | Resurfacing Area 4 LR 23-24                                                                             | 3. Handed Over for Execution    | 07/03/2025    | Various                                     | 07/03/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                                | INF04946                                           | Cedar Rd Blk3,4,5 LR27                                                                                  | 2. Handed Over for Design (TSR) | 03/09/2027    | Redbank Plains                              |                                                                        |    |    |    |             |    |    |
|                                                                                                                                                | INF04735                                           | Brisbane Tce LR 27                                                                                      | 2.3 Detail Design               | 11/12/2026    | Goodna                                      |                                                                        |    |    |    |             |    |    |
|                                                                                                                                                | 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                                      |                                                                        |    |    |    |             |    |    |
|                                                                                                                                                | INF04744                                           | Resurfacing Area 7 LR 23-24                                                                             | 3. Handed Over for Execution    | 23/01/2025    | Various                                     | 23/01/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                                | INF04736                                           | Cedar Rd LR 27                                                                                          | 2. Handed Over for Design (TSR) | 10/12/2027    | Redbank Plains                              |                                                                        |    |    |    |             |    |    |
|                                                                                                                                                | INC00089                                           | Road Resurfacing                                                                                        | 5. Management / Financial       | 30/06/2025    | Various                                     | 30/06/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                                | INF05191                                           | Resurfacing Area 1 LR 25-26                                                                             | 1. Brief has Been accepted      | 10/11/2025    | VARIOUS                                     | 10/11/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                                | INF05192                                           | Resurfacing Area 2 LR 25-26                                                                             | 1. Brief has Been accepted      | 08/12/2025    | VARIOUS                                     | 08/12/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                                | INF05194                                           | Resurfacing Area 4 LR 25-26                                                                             | 1. Brief has Been accepted      | 18/12/2025    | VARIOUS                                     | 18/12/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                                | INF05195                                           | Resurfacing Area 5 LR 25-26                                                                             | 1. Brief has Been accepted      | 18/12/2025    | VARIOUS                                     | 18/12/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                                | INF05196                                           | Resurfacing Area 6 LR 25-26                                                                             | 1. Brief has Been accepted      | 17/12/2025    | VARIOUS                                     | 17/12/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                               | INF05197                                           | Resurfacing Area 7 LR 25-26                                                                             | 1. Brief has Been accepted      | 19/12/2025    | VARIOUS                                     | 19/12/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                              | INF05199                                           | Resurfacing Area 9 LR 25-26                                                                             | 1. Brief has Been accepted      | 15/12/2025    | VARIOUS                                     | 15/12/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                              | INF05198                                           | Resurfacing Area 8 LR 25-26                                                                             | 0. Brief Development            | 12/12/2025    | VARIOUS                                     | 12/12/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                              | <b>Subprogram: Sports Facility Rehabilitation</b>  |                                                                                                         |                                 | 11/12/2026    |                                             |                                                                        |    |    |    |             |    |    |
|                                                                                                                                              | INF04748                                           | Redbank Plains Reserve L 23 (D&C)                                                                       | 4. Practically Complete         | 16/06/2023 A  | REDBANK PLAINS                              |                                                                        |    |    |    |             |    |    |
|                                                                                                                                              | INF04762                                           | Bob Gibbs Pk L 24                                                                                       | 3.1 Construction in Progress    | 10/01/2025    | Springfield                                 | 10/01/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                              | INF02094                                           | Queens Pk Tennis L 17                                                                                   | 3. Handed Over for Execution    | 31/01/2025    | Ipswich                                     | 31/01/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                              | INF04747                                           | Limestone Pk Netball Court SR 23                                                                        | 2. Handed Over for Design (TSR) | 08/12/2025    | Ipswich                                     | 08/12/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                              | INF04949                                           | Limestone Pk Netball Lighting 23                                                                        | 3.1 Construction in Progress    | 08/11/2024    | Ipswich                                     | 08/11/2024                                                             |    |    |    |             |    |    |
|                                                                                                                                              | INF05157                                           | Bundamba SC Pool Blanket 24                                                                             | 4. Practically Complete         | 01/08/2024 A  | Bundamba                                    |                                                                        |    |    |    |             |    |    |
|                                                                                                                                              | INF05185                                           | Electrical Pit Rehabilitation Works                                                                     | 5. Management / Financial       | 30/06/2025    | Various                                     | 30/06/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                              | INF04761                                           | Sports Field L 27                                                                                       | 5. Management / Financial       | 30/06/2025    | Various                                     | 30/06/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                              | INF05184                                           | Pool Blanket Replacement Programme                                                                      | 5. Management / Financial       | 30/06/2025    | Various                                     | 30/06/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                              | INF05189                                           | Kippen Pk Oval A L Replacement                                                                          | 3. Handed Over for Execution    | 13/12/2024    | Goodna                                      | 13/12/2024                                                             |    |    |    |             |    |    |
|                                                                                                                                              | INF05190                                           | Tivoli Ovals E and F Lighting Replacement                                                               | 3. Handed Over for Execution    | 13/12/2024    | Tivoli                                      | 13/12/2024                                                             |    |    |    |             |    |    |
|                                                                                                                                              | INF04763                                           | Evan Marginson Pk RW 24                                                                                 | 2. Handed Over for Design (TSR) | 11/12/2026    | Goodna                                      | 20/01/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                              | <b>Subprogram: Street Furniture Rehabilitation</b> |                                                                                                         |                                 | 30/06/2025    | Subprogram: Street Furniture Rehabilitation |                                                                        |    |    |    |             |    |    |
|                                                                                                                                              | INF10031                                           | Pavement Marking                                                                                        | 5. Management / Financial       | 30/06/2025    | Various                                     | 30/06/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                              | INF10032                                           | Traffic Facilities                                                                                      | 5. Management / Financial       | 30/06/2025    | Various                                     | 30/06/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                              | <b>Subprogram: Flood Mitigation</b>                |                                                                                                         |                                 | 01/07/2024 A  | Subprogram: Flood Mitigation                |                                                                        |    |    |    |             |    |    |
|                                                                                                                                              | INF05176                                           | Limestone Pk Ref Dam Flood Gauge Upgr                                                                   | 4. Practically Complete         | 01/07/2024 A  | Ipswich                                     |                                                                        |    |    |    |             |    |    |
|                                                                                                                                              | <b>Subprogram: Disturbed Land Management</b>       |                                                                                                         |                                 | 30/04/2025    | Subprogram: Disturbed Land Management       |                                                                        |    |    |    |             |    |    |
|                                                                                                                                              | INF04475                                           | Woogaroo Closed Landfill Leachate and Ga                                                                | 3. Handed Over for Execution    | 30/04/2025    | Goodna                                      | 30/04/2025                                                             |    |    |    |             |    |    |
|                                                                                                                                              | <b>Subprogram: Local Parks and Sports</b>          |                                                                                                         |                                 | 16/08/2024 A  | Local Parks and Sports                      |                                                                        |    |    |    |             |    |    |
|                                                                                                                                              | INF05075                                           | 3G Irrigation Controllers Upgrade 24                                                                    | 4. Practically Complete         | 16/08/2024 A  | Various                                     |                                                                        |    |    |    |             |    |    |
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## 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 - \$27.1mil 24-25FY

Total forecast for October was \$3.43mil versus actuals of \$1.58mil

#### Stage 1

Preparation continued for the off-maintenance milestone and further landscaping was completed in a number of areas. Street lighting, footpaths, guardrail and other works above the 3.6m culverts and north of Hymba Yumba are almost complete. Planning continues for Urban Utilities modification to the concrete barrier along The Escarpment for the sewer manhole access.

#### Stage 2

Final works for the 3.6m culverts works were completed in October. The first two Early Works Packages (Earthworks/Stormwater and UU Water Main Relocation/Sewer Replacement) are in the final stages of evaluation and are expected to be awarded to start these early in the new year. The Stage 2 design is complete pending indorsement, and progress continues on the Services Relocation designs and offers.

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## AIS Capital Portfolio Update Report

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

#### Stage 3

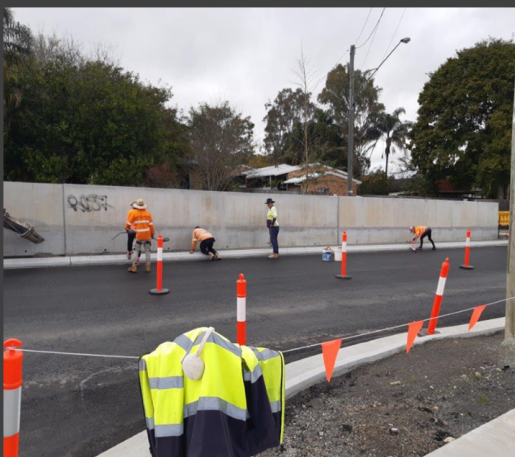
The penultimate phase of night works is about to commence for the signalisation of the Off Ramp/SGA intersection and ParknRide exit/crossing. Ancillary works, including pavements, concreting, guardrail, and landscaping, are in progress, with the main remaining activity being the AC wearing course. The night works will require the exit signals to be switched off for up to two weeks, during which a temporary crossing north of the rail bridge will be used, and vehicles will only exit left.

The off-ramp batter design is complete, and we are sourcing rock and other materials to begin work, allowing for the completion of the wearing course and making the off-ramp fully operational. Despite recent rain, we remain on target for the signal commissioning before Christmas.

Stakeholder engagement, managed by the project team, continues to be effective, with minimal complaints and media events planned over the next few weeks. Positive interactions between the Council, Queensland Rail, and Lions ensure access to essential areas is maintained, minimizing impacts on commuters and the public during match days.

The ICC Site Team is collaborating well with BMD, pushing to complete Stage 3 as planned while making progress on Stage 2. The second funding application has been reviewed by TMR and will be formally submitted shortly. The project remains on schedule and within budget.





## AIS Capital Portfolio Update Report

### Redbank Plains Rd Stage 3 RU 17

Total approved budget - \$1.8mil 24-25FY

Total forecast for October was \$1.27mil versus actuals of \$2.36mil

This month the project has made significant progress, with most activities going to plan, allowing the project to bring forward the final AC works to complete the project. It remains on track to complete all kerb and median infills early November, ready for an intensive two-week AC surfacing program commencing Sunday, 17/11, to complete all outstanding areas. This will be followed by linemarking and road furniture installation, along with concurrent landscaping and concrete footpath works. The project team continue to monitor the weather closely as the storm season settles in, with all remaining activities being highly weather-sensitive.

In the **Northern Portion** (Shannon to Kruger), QUU has achieved the required isolation of the DN800 watermain for this project, and the ICC Capital Works Program is in progress of being updated to include this scope within the next three-year program. The target for practical completion is December 24.

Contd.





## AIS Capital Portfolio Update Report

### Redbank Plains Rd Stage 3 RU 17

In the **Central Zone** (Highbury to Shannon), we saw the completion of traffic light inter-connectivity, AC pavement, kerb, stormwater works, watermain, traffic signal infrastructure, road excavation, streetlight footings, and fencing installations across various sections including North bound Shannon approach, South bound lanes, and Verran St. Additionally, fencing installation south of Argyle St has been completed to deter pedestrians from crossing from the bus stop opposite Town Square to McDonald's, following a request by the headmaster of Redbank Plains State High School.

In the **Southern Zone** (Highbury southward), landscaping to the medians opposite Jansen St and Highbury Dr have now been completed.

Overall the project was not delayed in October due to inclement weather, and erosion and sediment controls have been well maintained, with the whole site now having a sealed roadway, mitigating further water damage to pavements.

## AIS Capital Portfolio Update Report

### Cameron Park – Playground & Amenities Block Upgrade

Grant funded – South East Queensland Community Stimulus Package

Total forecast for October of \$300k versus actuals of \$403k

#### Scope:

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

During October at Cameron Park, significant progress was made across various areas. The amenities block now boasts freshly completed stucco rendering, while the rough-in work for electrical and plumbing fixtures continues to advance.

The landscaping team has brought new life to Stage 1 with the planting of vibrant garden beds and trees. The brickwork on the amenities block has been carefully refinished, and the internal framing stands ready.

Additionally, the fencing work has been successfully completed, with all necessary materials imported and installed, ensuring the park's boundaries are secure and aesthetically pleasing.







## AIS Capital Portfolio Update Report

### Hiddenvale Road - Bridge Replacement

Grant funded under the Bridges Renewal Program \$3.9 mil

Total forecast for October of \$667k versus actuals of \$621k

#### 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 October 2020. Due to uneconomical repair costs, a full replacement was recommended within a 5 year period.

#### Overview:

In October, the team made significant progress on the project.

The preparation of abutments and relieving slabs were completed, with the bridge deck installation now considered finalized.

Service duct works, excavation, and backfilling were also carried out. With further work completed on the kerb and compacted subbase materials, ensuring stability through proof rolls.

Environmental and safety measures were implemented, and crane operations were successfully managed, including the setup and decommissioning of a 220t crane.

## AIS Capital Portfolio Update Report

### East Ipswich - Drainage works

Total forecast for October of \$65k versus actuals of \$171k

#### Background:

Undertake stormwater drainage rehabilitation works in the East Ipswich Catchment. With Stage 1 works commencing from the outlet, future stages are planned to upgrade the drainage network in future years.

#### Overview:

The project has secured a suitable construction contractor to complete the works on behalf of Council. They have established on site with the initial clearing on site currently underway.

The Clearing and grubbing activities are being undertaken along the proposed drainage alignment as well as the adjacent scour which is in need of repair.

Surface treatment to reinstatement areas previously scoured include placement of fabric and dumped rock backfill to the washout and erosion areas.

