



City of
Ipswich

AGENDA

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE

Tuesday, 3 December 2024
9.00 am

Council Chambers, Level 8
1 Nicholas Street, Ipswich

MEMBERS OF THE INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE

Councillor Andrew Antonioli (**Chairperson**)
Councillor Paul Tully (**Deputy Chairperson**)

Mayor Teresa Harding
Deputy Mayor Nicole Jonic
Councillor Jim Madden
Councillor Marnie Doyle
Councillor David Martin

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE AGENDA

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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

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.
-

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.

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.

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.
-

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.

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.

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

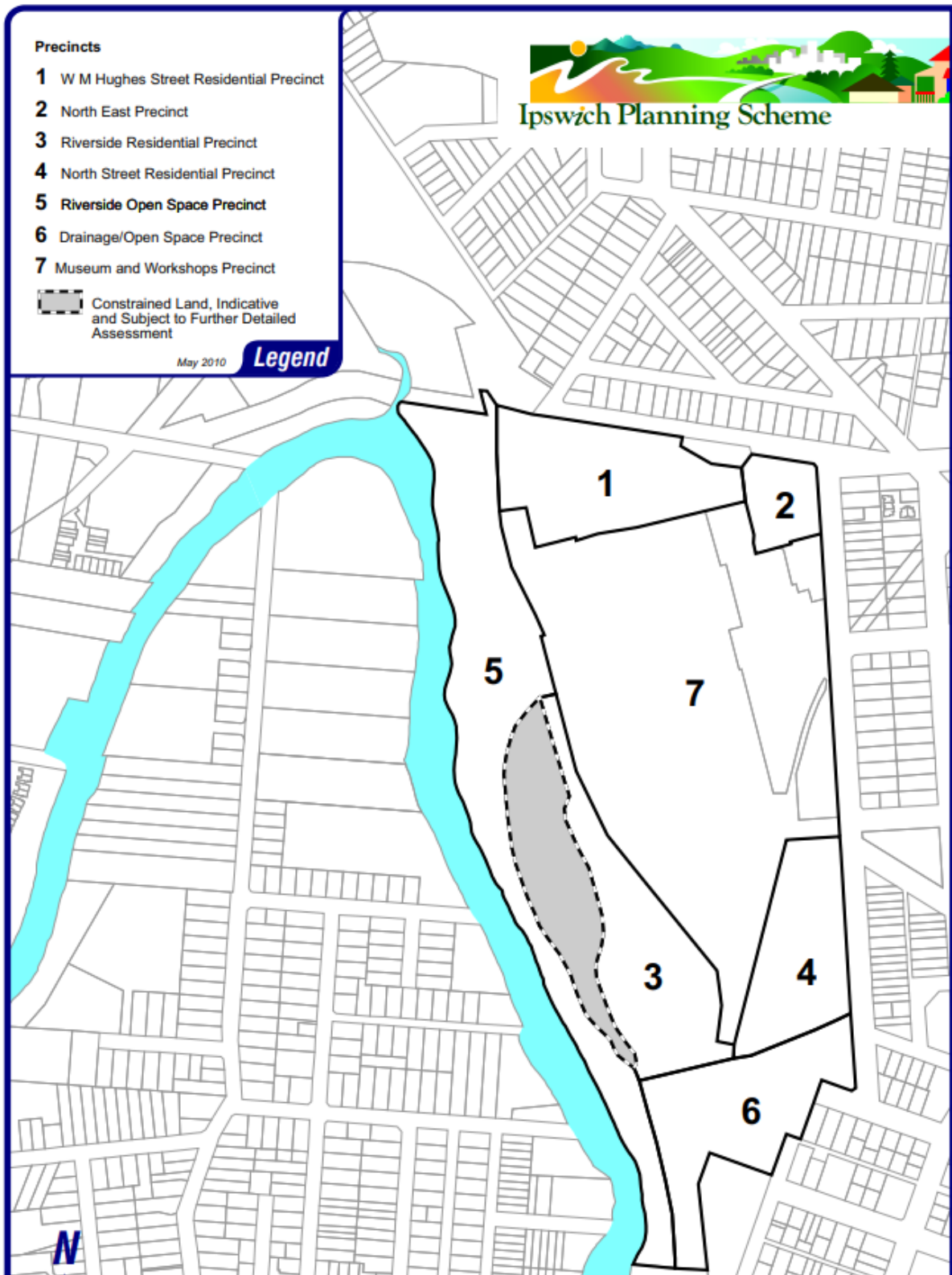
The petition in question called for responses to 2 core matters:

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.

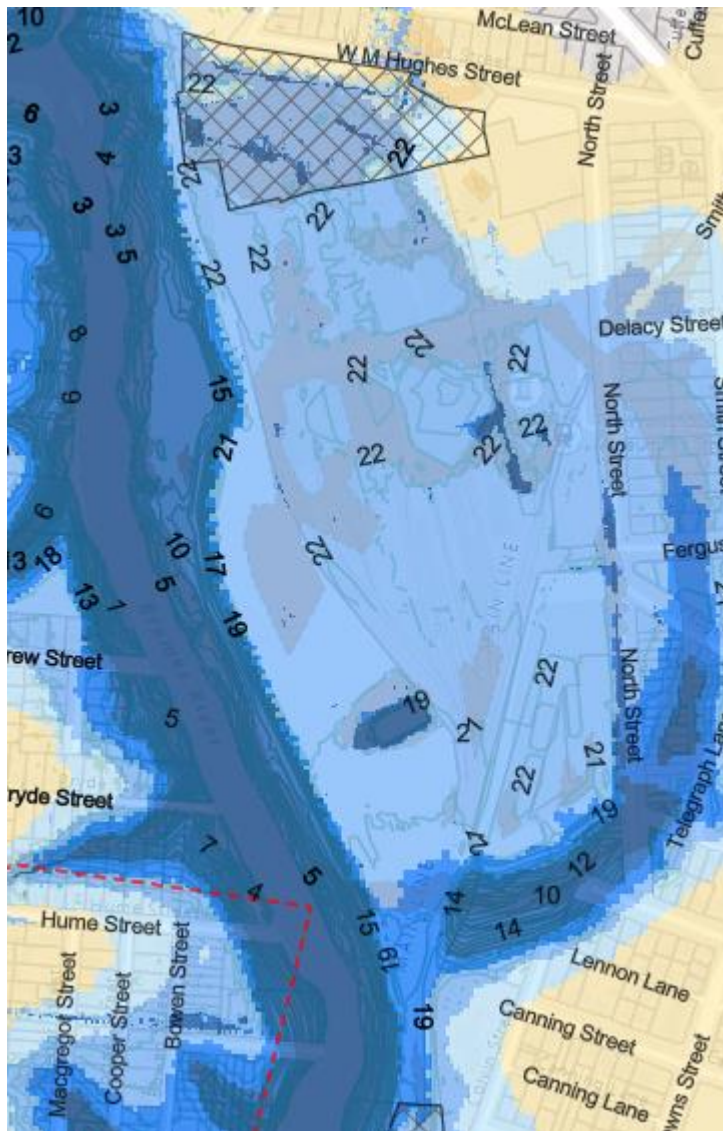
Flooding

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 B 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 Antonioli (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 Mulrone), 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 Antonioli (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 Antonioli:
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.

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	NEGATIVE
Councillors:	Councillors:
Antoniolli	Nil
Tully	
Harding	
Jonic	
Madden	
Doyle	

The motion was put and carried.

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.

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.

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	NEGATIVE
Councillors:	Councillors:
Antoniolli	Nil
Tully	
Harding	
Jonic	
Madden	
Doyle	

The motion was put and carried.

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	NEGATIVE
Councillors:	Councillors:
Antoniolli	Nil
Tully	
Harding	
Jonic	
Madden	
Doyle	

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.

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.

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.

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 1980s¹. 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 live².

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;

¹ *id Data – How Councils can Influence Housing Affordability*, June 2024

² *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:

Monitor 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 ³

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

³ *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? 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) ↓ 
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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”

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  
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Greg Potter
MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Brett Davey
GENERAL MANAGER (PLANNING AND REGULATORY SERVICES)

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Doc ID No: 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
RECEIVE AND NOTE REPORT
The recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

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

I concur with the recommendations contained in this report.

Brett Davey
GENERAL MANAGER (PLANNING AND REGULATORY SERVICES)

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Doc ID No: 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

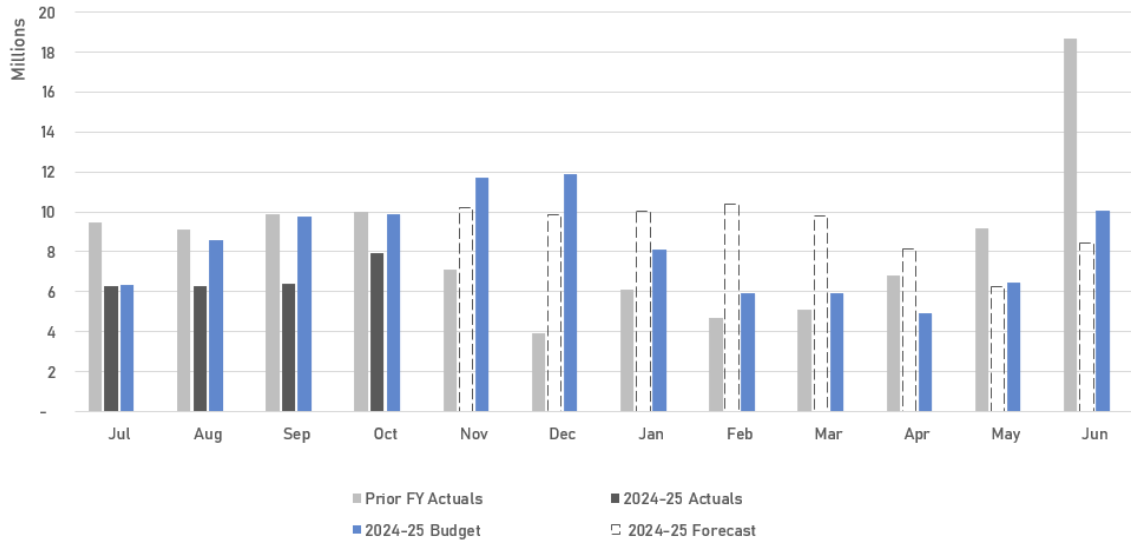
A pleasing result for the month of October with the Capital Works Program achieving a spend of \$7.94 million against a budget of \$8.81 million for the month of October.

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				
	Actuals	Budget	Variance (Budget - Actuals)	Forecast	Variance (Forecast - Actuals)
Capital Program	\$	\$	\$	\$	\$
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)
Infrastructure Program	7,883,183	8,326,302	443,119	7,114,092	(769,091)
Fleet	53,229	485,477	432,248	1,151,828	1,098,599
Other	5,340	-	(5,340)	2,000	(3,340)
Capital Works Program	7,941,752	8,811,779	870,027	8,267,920	326,168

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
Remaining Budget 24-25FY	\$425,300	

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
TIDS (Transport Infrastructure Development Scheme)	State Funded			
Springfield Greenbank Arterial (Stage 3)	\$ 781,247.00	\$ 11,600,000.00	30/06/2025	In progress
Passenger Transport Infrastructure Grants 2023-24 (PTAIP)	State Funded			
Various	\$ 476,750.00	\$ 476,750.00	30/6/25	In progress
Local Roads & Community Infrastructure Program (LRCIP)	Federal Funded			
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
R2R (Roads to Recovery)	Federal Funded			
Springfield Parkway	\$ 2,327,860.00	\$ 10,000,000.00	30/06/2025	In progress
South East Queensland Community Stimulus Package (SEQCSP)	State Funded			
Cameron Park Playground and Amenities Upgrade	\$ 2,000,000.00	\$ 3,282,349.00	30/01/2025	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
Bridges Renewal Program 2022-2024	Federal Funded			
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
Australian Cricket Infrastructure Fund	Other			
Ivor Marsden Sports field Lighting Upgrade	\$ 100,000.00	\$ 907,500.00	N/A	In progress
Blackspot Program 2023-2024	Federal Funded			
Old Logan Road and Formation Street, Carole Park	\$ 65,500.00	\$ 65,500.00	30/06/2024	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
School Transport Infrastructure Program	State Funded			
WMAC Signals Wulkuraka	\$ 198,000.00	\$ 396,000.00	30-3-2025	In progress
Flexible Funding Grants	State Funded			
Karalee Alternate Access Track	\$ 50,000.00	\$ 55,000.00	30/12/2024	In progress
Priority Infrastructure Projects	State Funded			
Ash Barty Park Upgrade	\$ 525,000.00	\$ 525,000.00	28/02/2025	In progress
School Transport Infrastructure Program	State Funded			
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
SEQ Liveability Fund	State Funded			
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
2024 - 28 Local Government Grants and Subsidies Program (2024-28 LGGSP)				
Condition Assessment for Stormwater Network Assets	\$ 720,000.00	\$ 1,200,000.00	30/6/28	Not yet started
Ipswich Bus Service Growth Infrastructure Improvements Program				
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
RECEIVE AND NOTE REPORT
The Recommendation states that the report be received, and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Appendix A - Asset Rehabilitation Report ↓ 
2.	AIS Capital Portfolio Update Report - October 2024 Powerpoint ↓ 

Tom Reynolds

ACTING PRINCIPAL OFFICER (PROGRAM MANAGEMENT)

I concur with the recommendations contained in this report.

Graeme Martin

MANAGER, CAPITAL PROGRAM DELIVERY

I concur with the recommendations contained in this report.

Tony Dileo

ACTING GENERAL MANAGER, INFRASTRUCTURE STRATEGY, CAPITAL DELIVERY AND ASSETS

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

