



City of
Ipswich

AGENDA

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE

Thursday, 1 February 2024
9.00 am

Council Chambers, Level 8
1 Nicholas Street, Ipswich

MEMBERS OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE

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

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

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE AGENDA

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GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 1

1 FEBRUARY 2024

AGENDA

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

MATTERS FOR RECOMMENDATION TO COUNCIL

BUSINESS OUTSTANDING

CONFIRMATION OF MINUTES

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

RECOMMENDATION

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

OFFICERS' REPORTS

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

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

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

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

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

RECOMMENDATION

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

3. REQUEST TO EXTINGUISH LOCAL GOVERNMENT AGREEMENT NO 701561648

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

RECOMMENDATION

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

MATTERS FOR RECOMMENDATION TO COUNCIL

4. STRENGTHENING IPSWICH COMMUNITIES PLAN

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

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

RECOMMENDATION

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

5. **EXERCISE OF DELEGATION REPORT**

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

RECOMMENDATION

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

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

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

NOTICES OF MOTION

MATTERS ARISING

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2023(11)

28 NOVEMBER 2023

MINUTES

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

COUNCILLOR'S APOLOGIES: Nil

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

ACKNOWLEDGEMENT OF COUNTRY

Mayor Teresa Harding (Chairperson) delivered the Acknowledgement of Country

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

MATTERS FOR RECOMMENDATION TO COUNCIL

BUSINESS OUTSTANDING

1. **UPDATE REPORT - RESPONSE TO PETITION REQUEST FOR SOUND BARRIER
(REDBANK MOTORWAY ESTATE)**

On 13 July 2022 a petition was provided to Council seeking action and effective consultation in respect to the Redbank Motorway Estate and reported impacts on the nearby community of Moggill and Bellbowrie. This petition was presented to the Council at its meeting of 25 August 2022. This report provided an update consisting of some background to the submission, and the actions taken by Council officers in response to the submission.

An update report was presented to the Growth Infrastructure and Waste Committee in February 2023 and called for an update to be provided in six (6) months. This is that update report.

RECOMMENDATION

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

- A. That the report be received and the contents noted.**
- B. That Council note that formal correspondence will be provided to the submitters referencing this report.**

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

CONFIRMATION OF MINUTES

2. **CONFIRMATION OF MINUTES OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2023(10) OF 9 NOVEMBER 2023**

RECOMMENDATION

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

That the Minutes of the Growth, Infrastructure and Waste Committee held on 9 November 2023 be confirmed.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

MATTER CONSIDERED UNDER DELEGATION

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

3. **TEMPORARY LOCAL PLANNING INSTRUMENT 1/2023 - RESOURCE RECOVERY AND WASTE ACTIVITY REGULATION**

This is a report concerning the adoption of the proposed Temporary Local Planning Instrument (TLPI) No. 1 of 2023 (cited as TLPI No. 1/2023) for the continued regulation of resource recovery and waste activity uses in the Swanbank/New Chum and Ebenezer/Willowbank/Jeebropilly Regulation Areas.

In accordance with the *Planning Act 2016*, the current TLPI 1/2021 expires on 10 December 2023.

On 20 October 2023, correspondence was received from the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure approving the making of the proposed Temporary Local Planning Instrument 1/2023 and approving the repeal of the existing TLPI upon adoption of the proposed TLPI (refer Attachment 1).

DECISION

Moved by Mayor Teresa Harding:
Seconded by Councillor Sheila Ireland:

- A. That Council adopt Temporary Local Planning Instrument No. 1 of 2023 (Resource Recovery and Waste Activity Regulation) as included in Attachment 2, with an effective date of 11 December 2023, in accordance with the provisions of section 23 of the *Planning Act 2016*.**
- B. That the Manager, City Design, be requested to attend to the relevant matters associated with the implementation of the temporary local planning instrument, including:**
- 1. amending the relevant documents and Council databases;**
 - 2. placement of public notices of the temporary local planning instrument; and**
 - 3. forwarding notification of the adoption of the temporary local planning instrument to the Chief Executive of the Department of State Development, Infrastructure, Local Government and Planning pursuant to the provisions of the *Planning Act 2016* and the *Minister's Guidelines and Rules*.**

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

MATTERS FOR RECOMMENDATION TO COUNCIL

4. WASTE AND CIRCULAR ECONOMY TRANSFORMATION DIRECTIVE PROGRAM UPDATE

This is a report providing the next regular update on the implementation of the Waste and Circular Economy Transformation Policy Directive.

RECOMMENDATION

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

That the report be received and the contents noted.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

5. REGISTRATION OF INTEREST ENGAGEMENT - LEASE OF LAND TO COMMUNITY GROUP/S - 12 MOUNT JUILLERAT DRIVE, AUGUSTINE HEIGHTS AND 79 SIERRA DRIVE, SPRING MOUNTAIN

This is a report concerning the outcomes from a Registration of Interest (ROI) for three parcels of land dedicated to Council for Community Use under the Springfield Infrastructure Plan that was recommended by the Growth, Infrastructure and Waste Committee of 9 March 2023 and adopted at the Council Ordinary Meeting of 23 March 2023.

This registration process has generated encouraging results with interest expressed by a total of 12 community groups. These groups have expressed their intention to utilise the land parcels for community purposes, highlighting the potential for positive social and community outcomes.

It has also identified environmental constraints that require careful consideration. These findings will ensure that any future developments on the land adhere to the necessary environmental regulations and promote sustainable practices.

RECOMMENDATION

That Council commence a formalised expression of interest exercise for 12 Mount Juillerat Drive, Augustine Heights (Lot 33SP283508) and 79 Sierra Drive, Spring Mountain (Lot 4007SP304382) that are dedicated to Council for community use under the Springfield Infrastructure Plan.

Councillor Andrew Fechner queried the wording of 'Springfield Infrastructure Plan' and it was confirmed that the wording should reflect 'Springfield Infrastructure Agreement'.

RECOMMENDATION

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

That Council commence a formalised expression of interest exercise for 12 Mount Juillerat Drive, Augustine Heights (Lot 33SP283508) and 79 Sierra Drive, Spring Mountain (Lot 4007SP304382) that are dedicated to Council for community use under the Springfield Infrastructure Agreement.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

6. ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY REPORT SEPTEMBER 2023

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

RECOMMENDATION

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

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

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

7. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 18 October 2023 to 14 November 2023.

RECOMMENDATION

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

That the Exercise of Delegation report for the period 18 October 2023 to 14 November 2023, be received and the contents noted.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

NEGATIVE

Councillors:

Nil

Jonic

The motion was put and carried.

8. PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

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

RECOMMENDATION

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

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

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

COMMENCEMENT OF NEXT MEETING

RECOMMENDATION

Moved by Mayor Teresa Harding:

That the Governance and Transparency Committee commence at 10.30 am.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Harding	Nil
Tully	
Ireland	
Madsen	
Doyle	
Fechner	
Kunzelmann	
Milligan	
Jonic	

The motion was put and carried.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 9.01am.

The meeting closed at 9.53 am.

Doc ID No: A9764553

ITEM: 2

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

AUTHOR: DEVELOPMENT PLANNER

DATE: 12 JANUARY 2024

EXECUTIVE SUMMARY

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

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

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

RECOMMENDATION/S

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

RELATED PARTIES

Applicant	Baird & Hayes Surveyors and Town Planners. The primary contact is Liam Henry.
Owner	Paul Andrew Poole and Katrina Louise Poole.
Town Planning Consultant	Baird & Hayes Surveyors and Town Planners. The primary contact is Liam Henry.

IFUTURE THEME

Vibrant and Growing.

PURPOSE OF REPORT/BACKGROUND

SITE ADDRESS:	50 Beduhns Road, HAIGSLEA QLD 4306
APPLICATION TYPE:	Material Change of Use
PROPOSAL:	Material Change of Use - Business Use (Cafe and Ancillary Gift Shop)
ZONE:	Rural C (Rural Living) Zone
OVERLAYS:	OV7A – Building Height Restriction Area 45m and OV7A – Outer Horizontal Surface RL 176.5 and OV7B – 13km Operational Airspace Buffer – Wildlife Attraction Restriction Area.
APPLICANT:	Baird & Hayes Surveyors and Town Planners
OWNER:	Mr Paul Poole and Mrs Katrina Poole
EXISTING OR PROPOSED TRADING NAMES:	Coffee By Josh
APPLICATION NO:	4650/2023/MCU
AREA:	251,800m ²
REFERRAL AGENCIES:	N/A
EXISTING USE:	Single Residential
PREVIOUS RELATED APPROVALS:	N/A
DATE RECEIVED:	18 May 2023
DECISION PERIOD START DATE:	19 December 2023
EXPECTED DETERMINATION DATE:	8 February 2024

SITE LOCATION:

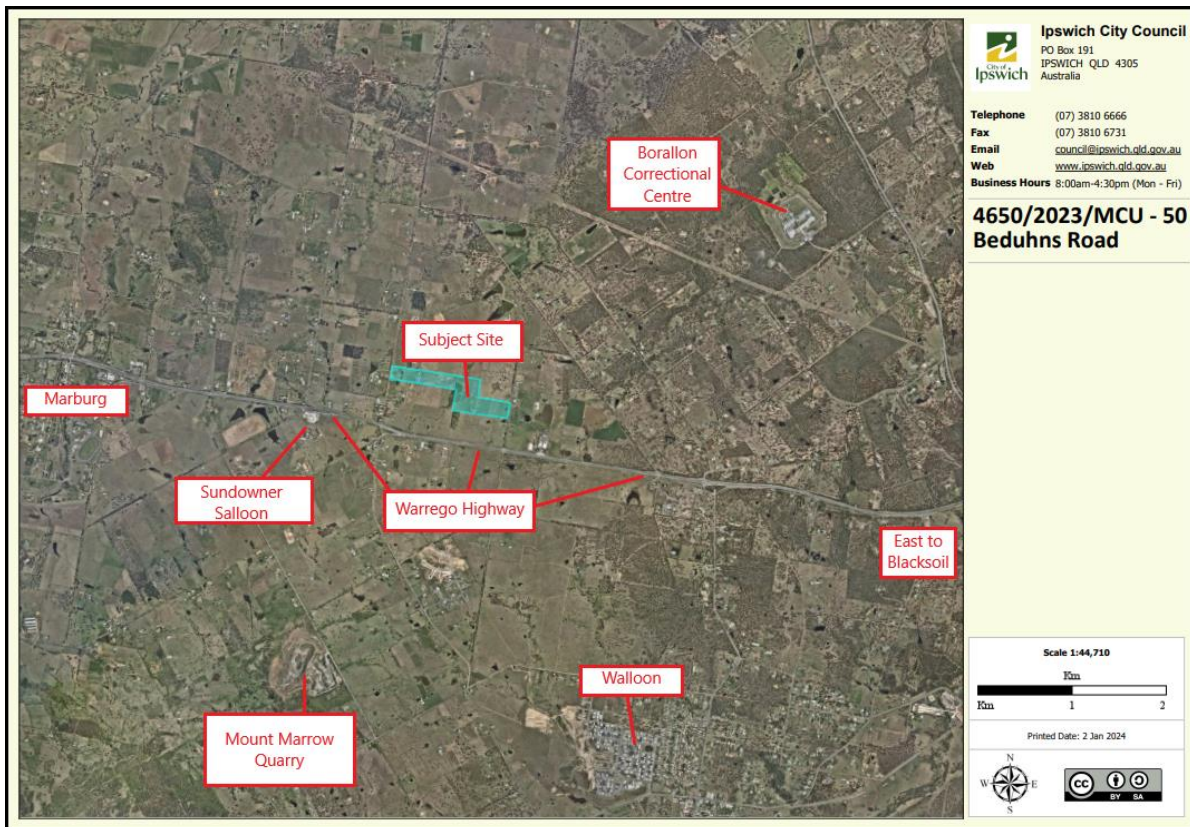


Figure 1 - Locality Map

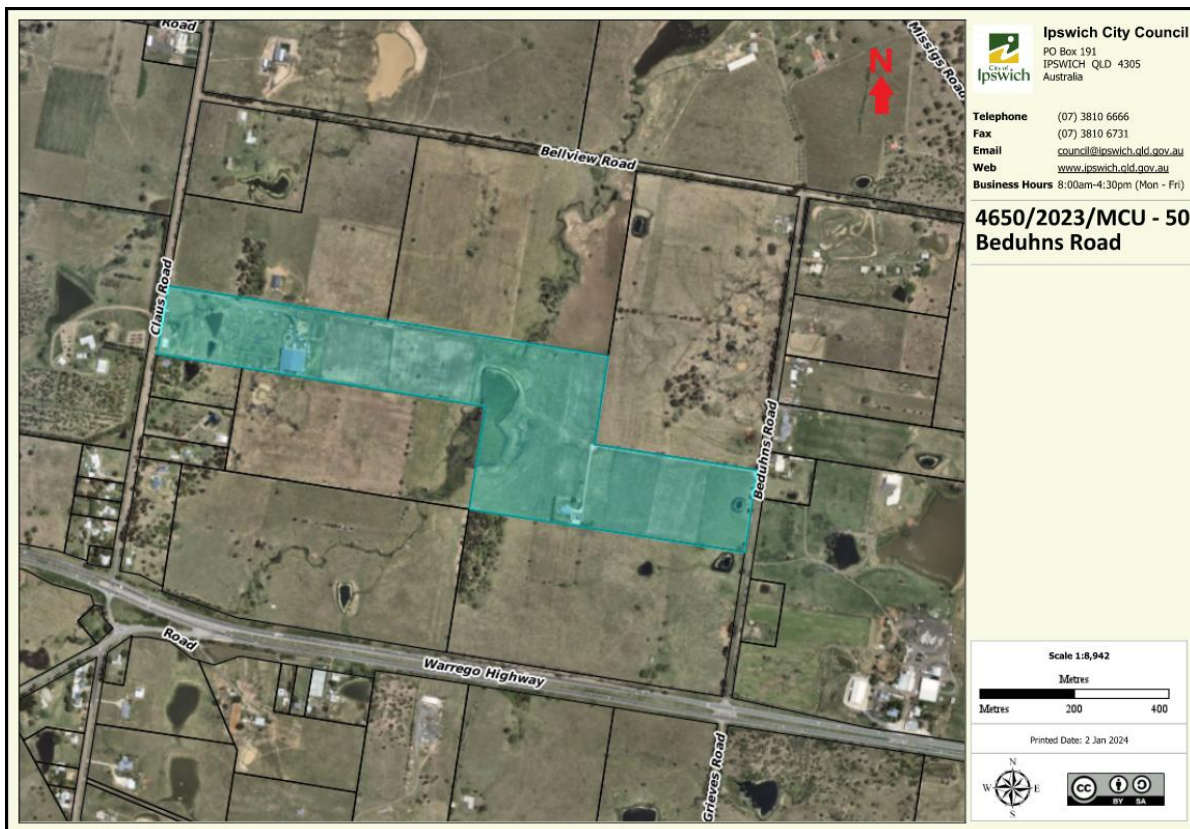


Figure 2 - Site Map

SITE DETAILS AND SURROUNDING LAND USES:

The application is proposed over a 25.18ha irregular shaped property located between Beduhns Road and Claus Road, Haigslea. The site is currently improved by an existing Single Residential use in the south-eastern portion of the site, and a large shed and paddocks in the north-western portion utilised for equestrian and animal keeping activities. An additional structure is located approximately 7m from the Claus Road frontage taking the form of two (2) shipping containers located underneath a single awning which covers a mobile coffee food van functioning as a permanent café and ancillary gift shop operating as 'Coffee by Josh'.

Beduhns Road, which is located to the east of the site and provides access to the existing Single Residential use, is identified as a Rural Street, while Claus Road to the west provides an additional access to the shed and the informal parking area for the café and is identified as a Rural Collector. As a result of the irregular shape of the property, the site is located approximately 500m north of the Claus Road/Warrego Highway intersection and approximately 315m north of the Beduhns Road/Warrego Highway intersection. The portion of Claus Road to the south of the development site has a posted speed limit of 60km/h which increases to 80km/h approximately 20m south of the property access associated with the café and ancillary gift shop. Both Claus Road and Beduhns Road are partly sealed rural roads with gravel shoulders, and it is important to mention that the width of the sealed portion of Claus Road varies depending on the distance of the road from the Warrego Highway intersection resulting in signposted restrictions on the maximum weight of vehicles which can travel on Claus Road.

Zone

The site is identified as being located within the Rural C (Rural Living) Zone of the *Ipswich Planning Scheme 2006*. The overall outcomes sought by the zone code identify that the zone caters primarily for rural living opportunities in discrete areas close to rural or urban service centres, that development results in no net increase in the number of lots within the Rural Locality, and that uses are provided with an appropriate level of service and infrastructure which reflects their rural location and character. The overall outcomes further identify that uses are designed and managed to maintain the 'quiet' rural residential lifestyle of these areas which are compatible with adjoining agricultural or pastoral farming activities and which maintain rural amenity.

Overlays

The subject site is identified as being affected by several overlays relating to defence facilities within proximity to the site, namely RAAF Base Amberley. Specifically, the overlays relate to the maximum height of structures based on separation from runways, and restrictions on uses which may attract wildlife, especially birds and bats which may cause a risk to both people and property if a vehicle strike were to occur.

History

On 8 March 2021, an Enforcement Notice was issued by Council in relation to an alleged non-compliance with the *Planning Act 2016*. The enforcement notice identified that the operation of the Café (and gift shop) was being undertaken in the absence of relevant

planning and building approvals having been obtained. In response, Council was advised that the day-to-day operation of the café was to be amended to operate within the bounds of an exempt Home Based Business and that building approvals for the associated structures were in the process of being obtained.

A further Enforcement Notice was issued by Council on 13 April 2023 following inspections in June and July of 2022 and March and April of 2023 which confirmed that the operation of the Café was not being undertaken in accordance with the criteria to operate as a Home Based Business, and as such, the use was determined to be that of a Business Use (Café and Ancillary Gift Shop). On 18 May 2023, the applicant lodged a development application in response to the Enforcement Notice to resolve these outstanding matters.

PROPOSAL:

The applicant seeks approval for a development permit for a Material Change of Use – Business Use (Café and Ancillary Gift Shop) at 50 Beduhns Road, Haigslea.

Specifically, the applicant intends to remove the two (2) shipping containers and awning and construct a new 144m² (12mx12m) shed with an affixed 72m² (6mx12m) awning at the western extent of the property. A concrete pad is proposed to be constructed for the entirety of the shed and awning structure. The shed and awning are proposed to replace the existing shipping container and skillion roof structure from which the Café and ancillary gift shop currently operates. Ultimately, the existing coffee van will be located on the concrete pad underneath the awning in a location as far as practical from the road boundary with the remaining covered area constituting an unenclosed customer seating area. The proposed shed is to be used as gift shop which will operate ancillary to the café and provide additional enclosed storage space and customer seating areas. Although the gift shop represents a significant portion of the floor area, it is not expected that visitors will be attracted to the site purely for the purpose of attending the shop and, as such, the gift shop is determined to be ancillary only and not an independent additional Business Use.

Hours of Operation

The development is proposed to operate on a limited basis between the hours of 7am and 11am on Wednesday to Friday and on Saturday between the hours of 8am and 12pm. No operation is proposed to occur on Sunday to Tuesday and appropriate conditions limiting the hours of operation consistent with these times have been included in the Decision Notice to enable ongoing management and maintain the small-scale nature of the proposal.

Access, Vehicle Manoeuvring & Car Parking

The proposed development will retain the existing access currently provided from Claus Road to the existing informal parking areas at the western property extent. As a part of the development, the applicant proposes to undertake works to upgrade the existing site access to meet relevant Council standards and undertake works to provide a formal carpark with a flush or chip seal (minimum 150mm compacted pavement with two (2) coat bitumen seal) appropriate for all weather access and to mitigate potential dust nuisance from vehicle movements on site.

The proposed carpark is to provide a total of fourteen (14) parking spaces, one (1) of which is identified on the submitted plans as a PWD space. It is considered that this will provide adequate car parking spaces for both staff and customer parking associated with the use, in compliance with the requirements of the Parking Code.

Stormwater

Plans submitted with the application identify that roofwater captured by the proposed shed and awning is to be redirected to an existing waterway which runs north-south in a location central to the site. The proposed carpark is to be graded away from Claus Road, with run-off to be managed via sheet flow towards the east. Relevant conditions have been included in the Decision Notice to manage the treatment of stormwater and ensure that no negative impacts occur on upstream, downstream or adjoining properties.

Noise

Given the small-scale nature of the proposed use, the limited operating hours and the substantial setbacks to any existing residential uses, it is not expected that the use will generate noise at a level which would cause nuisance nor diminish the rural amenity for residents on adjoining properties. Importantly, the preparation of food and beverages is to be undertaken within the existing mobile coffee van and, as such, will be largely insulated from impacting on adjoining residential properties. Further, the gift shop is proposed to be contained within an enclosed building with minimal openings towards adjoining residential properties to limit impacts beyond site boundaries.

Any noise generation associated with the minor increase in local traffic expected to be generated by the use is considered negligible and will be managed onsite via the installation and ongoing management of appropriate surface treatments for the vehicle parking area and the nominated entry/exit point of the site. Conditions have been included in the Decision Notice to manage the potential noise impacts generated by the use such as the screening and enclosure of plant and equipment and the restriction on the use of noise amplification equipment and public address systems.

Waste Storage and Collection

As a part of the application material, the applicant has identified that waste generation from the use is expected to be limited to coffee grinds and packaging relating to pre-packaged or home-made food served from the coffee van. The applicant has identified that waste will be stored in receptacles around the customer service area during the hours of operation. Following daily trade, waste will then be collected in a waste storage bin and removed from site by the operator. Conditions have been included in the Decision Notice to ensure that waste storage areas are secured and screened to reduce the visual impact of these servicing areas and to ensure that waste is regularly removed from site to further ensure no visual impacts relating to the build-up of waste and to remove the potential for on-site odour generation.

Mapped Overlays

As previously identified, the development site is mapped as being affected by several overlays associated with the RAAF Base Amberley. Controls relating to these overlays restrict the height of development to ensure the safe and efficient operation of this facility. The

subject site is specifically identified as being within OV7A – Building Height Restriction Area 45m, OV7A – Outer Horizontal Surface RL 176.5 and OV7B – 13km Operational Airspace Buffer – Wildlife Attraction Restriction Area. As the development maintains a single storey rise only, the building will not exceed the maximum building height for the nominated area nor is the proposal for a listed use which would have the propensity to attract wildlife (in particular birds and bats) into the operational airspace.

Summary

The proposal has been assessed and deemed to comply with the requirements of the *Ipswich Planning Scheme 2006*, the *South East Queensland Regional Plan 2017 (Shaping SEQ)*, the *State Planning Policy, part E*, and the Local Government Infrastructure Plan (Part 13 of the *Ipswich Planning Scheme 2006*).

ASSESSMENT BENCHMARKS:

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

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

Categorising Instrument	Assessment Benchmarks
State Planning Policy July 2017, Part E	Planning for liveable communities and housing Planning for economic growth Planning for environment and heritage Planning for safety and resilience to hazards Planning for infrastructure
<i>South East Queensland Regional Plan 2017 (ShapingSEQ)</i>	Chapter 3, Part A: Goals, elements and strategies Chapter 3, Part C: Sub-regional directions
<i>Ipswich Planning Scheme 2006</i>	Desired Environmental Outcomes and Performance Indicators (Part 3) Rural Areas Code (Part 10) – particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Local Government Infrastructure Plan (Part 13)

The following are the reasons why the application was approved despite the development not complying with the following assessment benchmarks:

Categorising Instrument, Assessment benchmark	Reasons for approval despite non-compliance
<p><i>Ipswich Planning Scheme 2006, Part 10 – Rural Areas, division 6 – Rural C (Rural Living) Zone, Section 10.19:</i></p> <p><i>The following are consistent uses, use classes and other development categories in the Rural C (Rural Living) Zone ...</i></p> <p><i>(3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Rural C (Rural Living) Zone; and constitute undesirable development which is unlikely to be approved –</i></p> <ul style="list-style-type: none"> <i>(a) Aviation uses, unless a helipad;</i> <i>(b) Business use, unless farm produce stall or veterinary clinic;</i> <i>(c) Carpark;</i> <i>(d) Community use, unless child care centre, community hall, emergency services depot, meeting rooms, neighbourhood centre, place of worship or school; ...</i> 	<p>The proposed development is identified as being a use which is inconsistent with the outcomes sought by the Rural C (Rural Living) Zone.</p> <p>In this particular instance, the outcomes of the code are maintained by the small-scale nature of the proposed use having no material impact on adjoining residential uses and no impact on current or future agricultural uses in the zone, which can be managed through the imposition of reasonable and relevant conditions.</p> <p>Further to this, since the adoption of the current version of the <i>Ipswich Planning Scheme 2006</i>, Council has introduced a policy which supports the establishment of small scale rural tourism activities, which the development has been found to comply with.</p> <p>In this instance, it is considered appropriate to support the development despite the conflict with the relevant assessment benchmark based on the contemporary policy intent adopted by Council and the scale and nature of the proposed use.</p>

<p><i>Ipswich Planning Scheme 2006, Part 12 - Assessment Criteria for Development for a Stated Purpose or of a Stated Type, division 7 – Commercial and Industrial Code, Section 12.7.4 Effects of Development – General Commercial and Industrial Provisions:</i></p> <p><i>Specific Outcome (2):</i></p> <p><i>An existing dwelling on the site of a commercial or industrial use is removed prior to the commencement of the commercial or industrial use, unless –</i></p> <ul style="list-style-type: none"> <i>(a) The building is listed as a Character Place in Schedule 2; or</i> <i>(b) Approval has been obtained from the local government to use the building for a non-residential use.</i> 	<p>The applicant proposes to retain the existing Single Residential use on the site. Given that the proposed café will have no detrimental impact on the existing Single Residential use (nor any adjoining residential use), it is considered unreasonable to require the removal of the existing dwelling in this instance.</p>
<p><i>Ipswich Planning Scheme 2006, Part 12 - Assessment Criteria for Development for a Stated Purpose or of a Stated Type, division 7 – Commercial and Industrial Code, Section 12.7.5 Effects of Development – General Commercial Provisions:</i></p> <p><i>Specific Outcome (8):</i></p> <p><i>(a) Buildings address the street frontage or frontages rather than being aligned at right angles or diagonal to the street.</i></p>	<p>The proposed development incorporates a shed and affixed awning which does not address the Claus Road frontage, from which it will be visible. Despite this specific outcome, it is considered that the benefit that the proposed alignment will have in so far as conserving rural amenity by locating the unenclosed customer seating areas as far as practical from the closest sensitive receiver, while still maintaining clearly distinguishable entrances, provides an outcome consistent with the identified overall outcomes of the <i>Ipswich Planning Scheme 2006</i>.</p>

<p><i>Ipswich Planning Scheme 2006, Part 12 – Assessment Criteria for Development for a Stated Purpose or of a Stated Type, division 9 – Parking Code, Section 12.9.4 Parking Design and Construction Standards:</i></p> <p><i>Specific Outcome (9)(a):</i></p> <p><i>Pedestrian Routes are separated from vehicular circulation to allow protected access for pedestrians via the shortest practical route from the parking area to the use.</i></p>	<p>The proposed development does not provide separate pedestrian pathways from the parking area to the proposed use as identified in the Specific Outcome. Importantly, the proposed use is of a small-scale and the associated parking area is not expected to have a high turn-over nor does the design of the carpark promote high speed vehicle movements. It is not expected that pedestrian safety when moving from the carpark to the use will be impacted by the lack of a separate pathway considering the specific factors of the application at hand.</p>
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OTHER MATTERS GIVEN REGARD:

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

The impact assessment had regard to the following matters:

Relevant matter	Given regard to
<i>Planning Regulation 2017, s31(1)(a)</i>	The matters stated in Schedule 10 for the development.
<i>Planning Regulation 2017, s31(1)(d)</i>	i). The regional plan for the region; and ii). The State Planning Policy.
<i>Planning Regulation 2017, s31(1)(f)</i>	Any development approval for, and any lawful use of, the premises or adjacent premises.
<i>Planning Regulation 2017, s31(1)(g)</i>	The common material.

OTHER RELEVANT MATTERS:

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

In this instance, the assessment was undertaken having regard to the following other relevant matter:

- The current relevance of the assessment benchmarks in light of changed circumstances; and
- *The Rural Tourism Development Fee Relief Policy.*

Specifically, the *Rural Tourism Development Fee Relief Policy*, adopted at Council's ordinary meeting dated 24 March 2022, indicates support for the incorporation of small-scale tourism activities into rural areas where appropriate. In this instance, and given the scale of the development, the proposal is considered consistent with the latest policy intent, and this has been considered as a relevant matter in the assessment.

NOTICE ABOUT THE DECISION (STATEMENT OF REASONS):

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

INFRASTRUCTURE CHARGES AND INFRASTRUCTURE AGREEMENTS:

Pursuant to section 119 of the *Planning Act 2016*, an infrastructure charges notice has been given for roadworks totalling \$10,846.25.

These infrastructure charges are calculated based on the lesser of the charge rates stipulated in Schedule 2 (trunk infrastructure network charges) of Council's Adopted Infrastructure Charges Resolution or the maximum adopted charge calculated under the *Planning Act 2016* and the *Planning Regulation 2017*. In this particular instance, infrastructure charges have been calculated based on Schedule 2 (trunk infrastructure network charges).

LEGAL IMPLICATIONS

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

- *Planning Act 2016*;
- *Planning Regulation 2017*;
- *State Planning Policy*;
- *ShapingSEQ*;
- *Ipswich Planning Scheme 2006*;
- *Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2023*; and
- *Ipswich Local Government Infrastructure Plan*.

POLICY IMPLICATIONS

Not Applicable.

RISK MANAGEMENT IMPLICATIONS

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

FINANCIAL/RESOURCE IMPLICATIONS

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

COMMUNITY AND OTHER CONSULTATION

PUBLIC NOTIFICATION

Public notification of this application was undertaken pursuant to the *Planning Act 2016*. The applicant undertook public notification from 9 November 2023 to 30 November 2023 for a period of fifteen (15) business days. Council received twenty-nine (29) properly made submissions. A summary of the matters raised in the submissions include:

Matter raised	How matters were dealt with in reaching a decision
Land Use	
<p>The proposed development conflicts with the Overall Outcomes for the Rural C (Rural Living) Zone (Part 10, division 6 of the <i>Ipswich Planning Scheme 2006</i>) in that the development will have a negative impact on the rural amenity of residents living in proximity to the use.</p>	<p>Although the proposed development is not representative of a rural living opportunity as envisaged by the zone code, the small scale nature of the proposed Business Use (Café and Ancillary Gift Shop) will have limited material impact on adjoining land which will be further managed by conditions included in the decision notice which limit the hours of operation, and seek to manage the ongoing operation of the use.</p> <p>The adoption of the Ipswich City Council 'Rural Tourism Development Fee Relief Policy' further encourages this type of small-scale, rural tourism activity.</p> <p>It is considered that the development is a suitable small-scale use of the site which will not have a detrimental amenity impact, subject to compliance with the conditions imposed.</p>
<p>The proposed development will result in additional visual clutter on the Claus Road frontage by way of advertising and marketing material.</p>	<p>A minor change was made to the proposed development prior to the public notification process to amend the built form of the use to be commensurate with that of a rural shed with an affixed awning, under which the coffee van is to be parked. Additional plan mark-ups have been included to further reduce the visibility of</p>

	<p>outdoor customer areas and subsequently reduce the impact on adjoining properties and road users. Given the low-rise nature of the proposed shed, the setback proposed will not result in the built form dominating the streetscape and conditions requiring further vegetation to reduce the visual impact of parking areas have been incorporated.</p> <p>Advertising and marketing material visible from the front boundary may be subject to additional Operational Works approvals for Advertising Devices. An advice note has been included in the decision package to notify the applicant that where advertising devices do not meet the exempt criteria set out in Schedule 9 of the <i>Ipswich Planning Scheme 2006</i>, such signage would be subject to a separate planning approval.</p>
<p>The development will have the potential to change the zoning of the property.</p>	<p>The applicant has not proposed to amend the zoning of the subject site nor the zoning of surrounding land. Any future application over the subject site or other land within the local area would be subject to an additional and separate development assessment process.</p>
<p>Traffic and carparking</p>	
<p>The proposed development will result in an exacerbation of issues relating to the usage of Claus Road (i.e., congestion, dust generation, queueing and parking/overtaking on the road shoulder).</p>	<p>Given the small scale nature of the proposed development, a minor increase in the number of vehicles utilising Claus Road between the hours of operation only is expected. This minor increase is not expected to have a significant impact on the safety of road users travelling on Claus Road. This is due to the position of the development site allowing for significant sightlines to both the north and south to enable both vehicles exiting the site to see approaching vehicles but also allowing road users to see vehicles slowing to enter the subject site.</p> <p>As a part of the proposal, the applicant is to provide a sealed carpark to the north of the proposed use containing fourteen (14) parking spaces in total, including one (1)</p>

	<p>PWD space to service the development. This on-site parking provision is expected to fully service the parking demands of the proposal and not result in additional on-street parking on Claus Road.</p> <p>Matters raised in the submission regarding safety largely relate to the existing construction standard of Claus Road. It is considered, given the small scale nature of the proposal and the limited operating hours, any condition requiring the upgrading of the road in association with the development would be unreasonable and therefore could not be lawfully imposed.</p> <p>Appropriate access and car parking conditions have been included in the decision notice to ensure a sealed parking area and a Council compliant crossover, as well as to regulate the size of vehicles which may access the development.</p>
Noise	
<p>The proposed development will generate additional noise as a result of day-to-day operation of the proposed use.</p>	<p>Given the small-scale nature of the proposed use, the limited operating hours and the substantial setbacks to any existing residential uses, it is not expected that the use will generate noise at a level which would cause nuisance nor diminish the rural amenity for residents on adjoining properties.</p> <p>The proposed use is largely screened from adjoining residential uses or setback from nearby sensitive receivers. Noise generation as a result of the operation of the coffee van will be mitigated as this operation occurs within a partly enclosed space and the gift shop operation is wholly enclosed.</p> <p>Noise associated with vehicle movements will be managed by the construction and ongoing management of sealed parking areas.</p>

	<p>Conditions have been included in the Decision Notice to manage the potential noise impacts generated by the use such as the screening and enclosure of plant and equipment and the restriction on the use of noise amplification equipment and public address systems.</p>
<p>Public Notification</p>	
<p>The public notice available via Council’s Development.i website is deceptive as it identifies several additional properties which are not relevant to the application and identifies the subject site as 50 Beduhns Road when it is advertised as operating from 47 Claus Road.</p>	<p>Council’s Development.i website identifies a total of four (4) associated properties for the application due to historic property data. This is a Council system issue and Council has been working with software providers in an attempt to have this data removed. It is noted that despite this, the application material submitted correctly identifies the property address as 50 Beduhns Road, Haigslea only, and the lot and plan descriptions on Development.i are correct. Whilst it is acknowledged that signage has been installed on the Claus Road frontage which identifies an alternative address, this is not formally recognised and therefore the notification of the application has been undertaken consistent with the requirements of the DA Rules.</p>
<p>The applicant has not directly notified adjoining landowners.</p>	<p>The applicant has provided photographic evidence identifying that adjoining property owners were contacted in relation to the application via registered prepaid ExpressPost which tracking has shown was delivered prior to the commencement of the Public Notification part in accordance with the requirements of the DA Rules and Section 53 of the <i>Planning Act 2016</i>. Council has not been informed by an adjoining property owner to advise that they were not directly notified in accordance with the relevant requirements, and it is noted that this matter may have been raised based on a misunderstanding of the definition of an ‘adjoining property’ given that the submitter who has raised this matter is separated by a road from the subject site.</p>

Amenity Impacts	
Location of toilet facilities servicing the café will/does impact on adjoining properties by way of odour generation.	Further development permits are required for the toilet facilities to ensure that they are installed and managed in compliance with legislative standards. If installed and managed correctly, no odour should be released, and conditions have been included to require this.
The proposed development will generate additional litter.	Appropriate conditions have been included to provide for suitable waste storage and collection arrangements for the development. It is not possible to regulate the behaviours of customers departing the use/development and should littering occur it will need to be managed separately by the relevant authorities.
The proposed development will conflict with other uses on property, namely the keeping of animals in close proximity food and drink preparation areas.	The proposed use will be subject to food licencing by Council prior to lawful operation which will ensure safe and hygienic conditions are in place to operate the use.

A further two (2) matters were identified in the submission material relating to unlawful uses on the site and the attendance of creditors and their usage of noise projecting equipment, however, these matters do not relate to the application at hand and as such have not been addressed in the table above.

INTERNAL CONSULTATION

Upon preliminary review of the application, it was determined that the application and common material required internal referral to the Engineering, Health and Environment Branch, primarily owing to the proposal creating a new commercial use involving both the creation of carparking areas and reducing permeable surfaces on site.

Additional information was requested from Council’s Engineering Planning Branch in relation to the surface treatment of the proposed car parking areas and further details on the stormwater impact of the development at a site level. The applicant provided a response to Council’s information request which addressed these items and was reviewed by the relevant officer. The officer was satisfied that the response provided appropriately addressed the concerns that were raised and notified the responsible planning officer that the application may proceed subject to reasonable and relevant conditions.

Upon production of the Decision Notice, conditions relating to relevant engineering standards were reviewed by a Principal Development Engineer prior to finalisation. These conditions have been incorporated into the final Decision Notice recommended for approval.

CONCLUSION





An assessment of the proposed Material Change of Use - Business Use (Cafe and Ancillary Gift Shop) at 50 Beduhns Road, Haigslea QLD 4306 has been undertaken and it has been determined that the proposed development generally complies with the assessment benchmarks or can be conditioned to comply as outlined in the attached Statement of Reasons. It is therefore recommended that this development application be decided in accordance with the recommendations and attachments of this report.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Decision to approve Development Application number 4650/2023/MCU.
(b) What human rights are affected?	<p>The applicant is a company and therefore does not have human rights under the <i>Human Rights Act 2019</i>.</p> <p><u>Privacy and reputation (s25 of the <i>Human Rights Act 2019</i>):</u></p> <p>29 'properly made' submissions were received during the public notification period for the application and therefore Council has an obligation to consider human rights in relation to the submitters. The submitters have appeal rights pursuant to the <i>Planning Act 2016</i>.</p> <p>The proposed decision does not have the potential to restrict or interfere with the right to privacy because before a person makes a submission regarding a development application they are provided advance notice (via Council's website) that it is a requirement under the <i>Planning Act 2016</i> that contact details of all properly made submitters be included on any decision notice and therefore they have the ability of consider whether to proceed with making a submission in spite of the legislatively required disclosure of their personal information.</p> <p>In acknowledging a properly made submission, Council provides a letter to submitters advising them of this statutory requirement.</p>
(c) How are the human rights limited?	Not applicable.
(d) Is there a good reason for limiting the relevant rights?	Not Applicable.

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

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	4650/2023/MCU Decision Notice Approval (DRAFT) <i>(under separate cover)</i> 
2.	4650/2023/MCU Approved Plans (DRAFT) <i>(under separate cover)</i> 
3.	4650/2023/MCU Statement of Reasons (DRAFT) <i>(under separate cover)</i> 
4.	4650/2023/MCU Infrastructure Charges Notice (DRAFT) <i>(under separate cover)</i> 

Lachlan Mossom

DEVELOPMENT PLANNER

I concur with the recommendations contained in this report.

Mitchell Grant

DEVELOPMENT ASSESSMENT CENTRAL MANAGER

I concur with the recommendations contained in this report.

Greg Potter

MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Brett Davey

GENERAL MANAGER PLANNING AND REGULATORY SERVICES

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Doc ID No: A9746243

ITEM: 3
SUBJECT: REQUEST TO EXTINGUISH LOCAL GOVERNMENT AGREEMENT NO 701561648
AUTHOR: DEVELOPMENT PLANNING SERVICES MANAGER
DATE: 9 JANUARY 2024

EXECUTIVE SUMMARY

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

RECOMMENDATION/S

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

RELATED PARTIES

Property owner – QLD Property Group

Surveying consultant – Bennett and Bennett Pty Ltd

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

Council has received a request from the property owner of Lot 1 RP895110 and Lot 271 SP207443 at 1 Chum Street, New Chum to cancel and remove a Local Government Agreement that encumbers both sites. The effect of the Agreement is to allow the conjoint use of the two parcels for the purposes of providing car parking for the clay product manufacturing facility. The agreement requires both properties to remain in common

ownership and is binding on successors in title. The owner of both properties has stated that the car park is redundant, and the agreement is no longer required. Figure 1 – Location Plan (below) identifies the properties subject to the agreement and the location of the car park.



Figure 1 – Location Plan

A timeline of the approval history is as follows;

1. 21 September 1989, 48-1753-0001-41 - Council issued a conditional consent associated with the establishment of a temporary concrete batching plant.
2. 24 May 1993, 35/1993 – Council issued a conditional consent permit associated with a clay manufacturing shed.
3. 4 May 1994, 129/1994 – Council issued a conditional approval associated with the subdivision of 32 parcels into 5 parcels.
4. 9 February 1995, 565/1994 – Council issued a conditional consent approval with the erection of a clay storage and grinding shed.
5. 14 July 1995, 116/95 – Council issued a conditional approval for rezoning and column 3B application associated with rezoning the land from the 'Non-Urban' zone to the 'Special Facilities' zone (Carpark and Extractive Industries).

- 19 June 2000, 350/2000/ID – Council issued a Development permit for building works and development permit for MCU for premises associated with the manufacturing of clay products.

The local government agreement was a conditioned requirement of rezoning permit 116/95. Prior to the agreement being established, the clay product manufacturing facility had adequate parking on the site itself. The rezoning permit and the relocation of the car park to the site opposite the existing facility allowed for the original car park to be utilised for product storage. Figure 2 (565/1994 approved plan extract) shows the location of the original carpark.

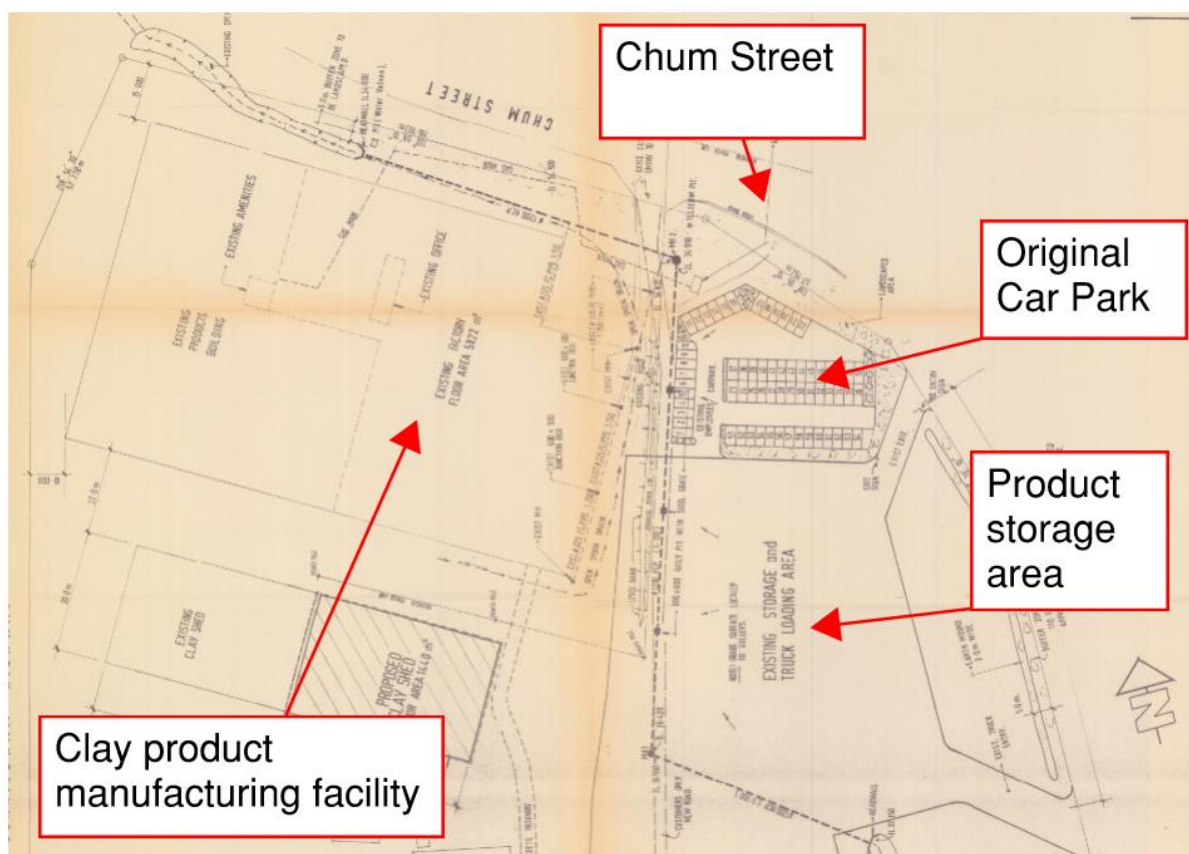


Figure 2 (565/1994 approved plan extract)

The use of both sites has ceased recently, however, the approvals have not been abandoned. The clay product manufacturing facility could be recommissioned under the permit 35/1993. If this were to occur, the permit 35/1993 requires the establishment of 64 car parking spaces. The original car parking area created under this permit is currently vacant and could be utilised for this purpose again without the need for the parking area on the opposite site (1 RP895110). There still remains a large storage area which was suitable for the operation of the facility for several years before the additional parking facility was created.

The concept of a conjoint use or local government agreement no longer exists under the planning legislation that followed the *Local Government (Planning and Environment) Act*

1990. However, the Land Titles Practice Manual provides guidance on the cancellation and removal of a local government agreement.

Having considered the current circumstances, as well as the conditions that remain on the existing approvals, it is considered that there is minimal risk to Council if the agreement was cancelled and removed.

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

None

RISK MANAGEMENT IMPLICATIONS

If the local government agreement is not cancelled, the owners of Lot 1 RP895110 are unable to use the land for another purpose while the property of Lot 271 SP207443 is under the same ownership. The car parking use on Lot 1 RP895100 is now redundant and the land is suitable for an alternate use (which would be subject to a future MCU application).

If the local government agreement is cancelled and the use of the site is recommenced under the existing historic consent approvals, there is sufficient vacant space on Lot 271 SP207443 to allow for the car parking required to comply with the approval conditions.

FINANCIAL/RESOURCE IMPLICATIONS

None

COMMUNITY AND OTHER CONSULTATION

There has been no community consultation. The property owner has been reminded of the obligations of the historic consent approvals with respect to carparking and has acknowledged that recommencement of these uses would require the formalisation of the former car parking area on Lot 271 SP207443.

CONCLUSION

It is considered that the Local Government Agreement (Document Dealing Number 701561548) on the title of Lot 1 on RP895110 and Lot 271 on SP207443 at 1 Chum Street, New Chum is no longer required and can be removed and cancelled.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Planning Act 2016 – That Council consent to the cancellation and removal of the Local Government Agreement (Document Dealing Number 701561548) from the title of Lot 1 on RP895110 and Lot 271 on SP207443 at 1 Chum Street, New Chum. That Council permits Development Planning officers to endorse a Form 18 General Consent on behalf of the Council to accompany the lodgement of a Form 14 General Request by the landowner to remove the Local Government Agreement (Document Dealing Number 701561548).
(b) What human rights are affected?	Not applicable
(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.

Anthony Bowles

DEVELOPMENT PLANNING SERVICES MANAGER

I concur with the recommendations contained in this report.

Brett Davey

GENERAL MANAGER PLANNING AND REGULATORY SERVICES

I concur with the recommendations contained in this report.

Greg Potter

MANAGER, DEVELOPMENT PLANNING

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Doc ID No: A9703048

ITEM: 4
SUBJECT: STRENGTHENING IPSWICH COMMUNITIES PLAN
AUTHOR: SENIOR PLANNING OFFICER (STRATEGIC)
DATE: 15 DECEMBER 2023

EXECUTIVE SUMMARY

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

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

RECOMMENDATION/S

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

RELATED PARTIES

There are no discernible related party conflicts of interest associated with this report and its recommendation.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

The Strengthening Ipswich Communities Plan (SICP) is a strategic level document that outlines a community facilities network vision for the City of Ipswich over the next 20+ years. Its primary focus is to identify the necessary community hubs and their optimal locations, while considering the evolving social infrastructure needs of both the City as a whole and its various local areas. By taking a holistic approach, the SICP recognizes the integral role that community facilities play in fostering vibrant neighbourhoods and enhancing overall quality of life.

The Strengthening Ipswich Communities Plan (SICP) is a catalyst project outlined in iFuture, serving as a foundation for future community facilities development in the City. Positioned within a 20-year social infrastructure planning framework, the SICP acts as a guiding document, delineating the path for the provision of community facilities and services that align with the present and future needs of residents.

This comprehensive plan largely references the Local Government Infrastructure Plan (LGIP) to determine land requirements for community facilities in burgeoning areas. While the LGIP primarily addresses land acquisition, translating into facility provision, it is crucial to note that the SICP may seek outcomes not facilitated by the LGIP. Furthermore, both the LGIP and the SICP may necessitate capital investment beyond what can be covered through infrastructure charges, noting that these infrastructure charges are only able to be used for the acquisition of land for community facilities, not including the facilities themselves.

In areas of Ipswich with low or limited growth potential, substantial LGIP assets might be absent. However, even in established areas with constrained growth, strategic asset gaps may exist, emphasizing the need for social infrastructure investments to ensure equitable and liveable outcomes for all communities.

The SICP is developed as a 20-year plan and prioritization framework that achieves several key objectives. It balances the community facility needs of both established and emerging areas through a robust prioritization approach. Simultaneously, it provides the groundwork for the adoption of a community hub model, allowing for the planning of spaces that facilitate targeted, grouped services and activities crucial for bolstering or sustaining liveable communities. Consequently, the SICP aims to minimize current liveability issues and prevent future challenges by ensuring the availability of spaces, services, and activities that foster social connection and community well-being in a considered manner.

As a strategic level plan, there remains a need for additional detailed work to occur for the implementation of the strategies within the plan. This work will largely be driven in the facility planning and management space, utilising the SICP as a guiding document.

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

There are no discernible policy implications associated with this report and its recommendation. The Strengthening Ipswich Communities Plan aligns with, and supports, the Local Government Infrastructure Plan 2024 and once adopted can be used to guide the design and provisioning of future community assets, including investment decisions and prioritisation.

RISK MANAGEMENT IMPLICATIONS

A risk to Council exists should the strategies in the plan not be adhered to, potentially resulting in wasteful and over expenditure on future community facilities.

FINANCIAL/RESOURCE IMPLICATIONS

There are no additional finance and resource implications associated with the Strengthening Ipswich Communities Plan. The financial implications have been largely considered as part of the financial sustainability assessment carried out through the drafting of the new Local Government Infrastructure Plan (LGIP) and through operational budgeting is the asset management and delivery teams. Once adopted the SICP will be a guiding document for the prioritisation and expenditure of investments, and consideration in future budgets.

COMMUNITY AND OTHER CONSULTATION

The process of preparing draft Strengthening Ipswich Communities Plan has included an involved public consultation process, which concluded on 5 October 2022. Through the engagement process, 494 contributions were received. A summary of the consultation process has been included below, detailing the two phased approach:

Phase 1. September 2021 – February 2022

- Understand how the community currently interacts with existing facilities and services.
- Identify cohort-specific concerns, needs and aspirations for council-supported facilities and services now and in five (5) years' time.
- Build community awareness of Ipswich's existing council facilities and gather community suggestions on how facilities could be improved to meet future demands.

Phase 2. June 2022 – September 2022

- Report back findings from phase 1 to the community.
- Explore community preferences on the purpose and functions of "community hubs" in the future.

Findings

Phase 1.

1. There is strong support for Community hubs that are: safe and inclusive, shared resources, local, accessible, equitable and able to respond to a variety of needs.

2. The Ipswich community currently use and value a variety of arts and cultural related facilities and experiences. Common sentiments expressed by the community in relation to these spaces were: interactive, experiential, engaging, collaborative, accessible and affordable. Activities that are currently popular and that could potentially operate in a community hub model include (but are not limited to): playgroups, special interest groups, volunteering, community building, training and education, dance, indoor sports, theatre, performance and the arts.

3. The Ipswich community currently use, and value, open green spaces where they can gather and socialise with family and friends. Feedback received from the community in relation to these spaces was they would like them to be safe, well-maintained, accessible across the ages, and places where people can be active, with an emphasis on retaining natural bushland for recreation.

Phase 2.

Phase 2 engagement explored in more detail the concept of Community hubs and what they could look like across the city. The key themes that emerged in the community feedback received by the Community engagement team were:

- Community feel that the primary function for Community hubs is to build community connection.
- Community hubs need to be inclusive and accessible.
- Important to make the most of existing facilities and share resources across institutions and organisations.



CONCLUSION

The report provides an update on the Strengthening Ipswich Communities Plan as a catalyst project under iFuture. The Plan seeks to inform and align with other internal planning efforts within the Council. It acknowledges that decisions relating to built form, social well-being, and economic outcomes are interconnected and influence each other. By integrating the SICP with these broader planning frameworks, Council can ensure that its infrastructure investments and development decisions are well-coordinated, maximising their impact and delivering sustainable long-term benefits for the City of Ipswich, and will assist in informing the future design and implementation phase for such infrastructure.

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.	Strengthening Ipswich Communities Plan  
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Andrew Parison
SENIOR PLANNING OFFICER (STRATEGIC)

I concur with the recommendations contained in this report.

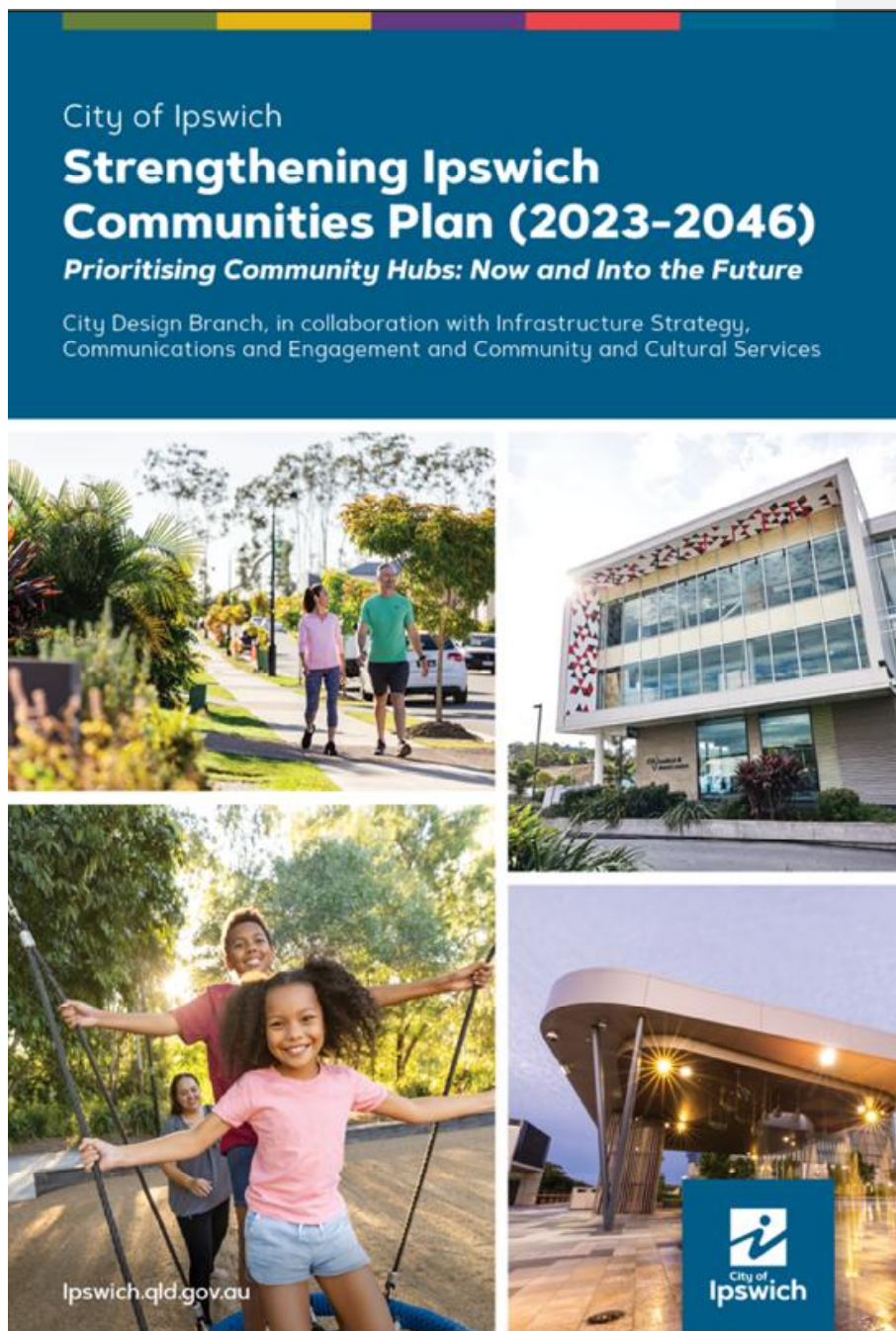
Garath Wilson
STRATEGIC PLANNING MANAGER

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”



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1. Background

1.1. Overview

Ipswich, traditionally known as Tulumur in the universal Indigenous language, is a city rich in cultural history and diversity. With approximately 112¹ countries represented within its boundaries, Ipswich is a vibrant melting pot of different cultures and traditions. The city is characterised by a mix of old and emerging suburbs, blending the charm of its historical roots with the dynamic growth of new developments.

Looking ahead, Ipswich is projected to experience significant population growth, with an estimated increase to approximately 533,802 residents by 2046². This growth highlights the need for adequate infrastructure to accommodate the expanding population and ensure a high quality of life for both new and existing residents. As the city welcomes new individuals and families over the next 20 years, there will be an ongoing demand for community facilities that promote social connection and enhance the liveability of the city.

While trends indicate a reduced utilisation of community halls, Ipswich recognizes the enduring importance of these facilities in building strong and connected communities. As new areas like the western growth corridor (Rosewood to Walloon), Springfield, and Ripley Valley continue to emerge and existing suburbs like Yamanto undergo growth and transformation, the need for community facilities becomes even more pronounced.

However, the city faces financial challenges in ensuring equitable investments in community facilities, especially as the availability of suitable land decreases with strong demand in the market for residential development. Balancing the needs of both new and established areas becomes crucial in this context. Ipswich City Council has responded to these challenges by adopting a more holistic approach to planning for community facilities by looking towards a community hub model³.

Through a community hubs approach, Ipswich City Council aims to better plan for accessible and affordable community facilities, ultimately shaping better neighbourhoods and places. Community hubs can be thought of as either clusters of individual community facilities located closely together or singular multipurpose facilities that cater to a wide range of activities and services. This approach allows for more efficient use of land and enhances accessibility, particularly along public transport routes and other key infrastructure.

The concept of community hubs as a solution to Ipswich's needs was identified through the Council's 2021-2022 community consultation on community facility requirements. This inclusive and participatory process helped ensure that the voices and opinions of the community were considered when formulating the city's approach to community facilities.

By embracing the community hubs approach, Ipswich City Council aims to create a more cohesive and interconnected city, where residents have convenient access to a variety of community facilities that cater to their diverse needs. This forward-thinking strategy not only addresses the challenges posed by population growth but also promotes social cohesion, fosters community engagement, and enhances the overall well-being of Ipswich's residents.

¹ Based on ABS Census of Population and Housing 2021. Compiled and presented by .id (Informed decisions).

² Based on the draft Local Government Infrastructure Plan, Table 6.2.1.1.

³ The concepts and attributes of community hubs are discussed further in Part 5.

1.2. Strengthening Ipswich Communities Plan- a holistic approach

The Strengthening Ipswich Communities Plan (2023-2046), also known as SICIP, is a strategic document that outlines the necessary locations and timelines to deliver community hubs over a period of more than 20 years. It has been generated by utilising a robust Monitoring and Prioritisation processes, considering the long-term planning needs up to 2046 and aligning with the Council's other strategic infrastructure planning efforts (refer to Section 1.3).

The title of the plan, Strengthening Ipswich Communities, emphasizes the vital role that community facilities play in fostering strong and socially connected communities, both now and in Ipswich's future. The SICIP places a significant emphasis on the importance of places, as community facilities have the potential to contribute to the development or revitalisation of liveable suburbs.



Figure 1: Strengthening Ipswich Communities Plan's focus areas.

The SICIP focuses on three key areas, as illustrated in Figure 1, which are derived from the definition of social infrastructure⁴. These interconnected elements are crucial in shaping liveable cities and places:

- a) **Understand Social Participation:** This element recognizes that the availability of community activities promotes social connection and participation, enhancing the social fabric of the community.
- b) **Understand Service Needs Across Life Stage:** The plan acknowledges the need for services that cater to different stages of life, such as early childhood, aging, and various socio-economic circumstances, ensuring the well-being of the community as a whole.
- c) **Understand Community Hub Composition:** This element underscores the importance of having appropriate community facilities to accommodate various activities and services, meeting the diverse needs of the community. This step acknowledges that different communities will have different facility needs.

By considering these three interconnected elements, the SICIP aims to create a cohesive framework for the development and provision of community hubs that address the social, service, and facility requirements of Ipswich. This comprehensive approach will contribute to the creation of vibrant and liveable neighbourhoods, promoting community engagement, and enhancing the overall well-being of Ipswich's residents.

1.3. Other planning that covers Community Facilities

This report has considered the broader availability of existing community services and facilities across Ipswich to inform demand and to assist in setting Council's strategic standards of service and priorities, particularly regarding the identification of future land requirements for delivery through the Local Government Infrastructure Plan (LGIP).

⁴ South East Queensland Regional Plan 2005-2026. 'Implementation Guideline No.5: Social infrastructure planning.'

It is noted that all levels of government, business and community organisations all contribute to the delivery of community services and facilities, from grass roots service delivery at the local level through to the delivery of major city level facilities and activities.

This report focuses on the future strategic delivery requirements of Council to inform land requirements and facility prioritisation.

1.3.1. iFuture

Council's Corporate Plan (*iFuture*) including the community's long-term aspirations have been taken into consideration to ensure corporate and community views have been considered in preparing the new LGIP.

Ipswich's community visioning process⁵ noted in *iFuture* highlight key themes are relevant to informing LGIP's future land for community facilities network.

A combination of themes that underscore residents' aspirations relating to the social and physical fabric of the city by 2041, include and are not limited to the following:

- Continued sense of community - welcoming, diverse, safe, strong
- Convenient, relaxed lifestyle
- Improved services and facilities (health, education, community centres)
- Vibrant, thriving, renewed city centre

While noted as future community aspiration, social cohesion ranked 11th as a liveability concern⁶ in a current snapshot of community sentiments, compared to 15 other liveability attributes. This is notwithstanding varying experiences on a strong sense of community across the city. This suggests that the availability of community facilities are key enablers in fostering social connections and participation, including the delivery of services and broadly achieve good built form outcomes as noted in the above themes.

Based on sentiments expressed in the *iFuture* Corporate Plan's⁷ community visioning and findings from the annual Living in Ipswich survey⁸, the community has consistently indicated a desire for a continued sense of community and improved services and facilities as key aspirations for a livable Ipswich.

1.3.2. Local Government Infrastructure Plan (LGIP)

Similar to other councils, Ipswich City Council plans and delivers essential infrastructure, also referred to as trunk infrastructure based on future growth through the LGIP. The LGIP considers the timing and location where trunk infrastructure, including roads, open spaces, and land specifically designated for community facilities, will be required by 2046. These trunk infrastructure elements are intended to serve a broader catchment of the population.

Regarding community facilities, the LGIP focuses on acquiring land solely for district-level and city-wide facilities to meet the demands of the growing population based on catchments. This can be

⁵ Community visioning process was undertaken between 2020 and 2021 as part of Council's development of its Corporate Plan (*iFuture* Plan).

⁶ Ipswich's Living In Ipswich is an annual survey that aims to understand community sentiments on the level of liveability in the City and across Ipswich's local areas.

⁷ A combination of *iFuture* themes that highlight residents' aspirations relating to the social and physical fabric of the city by 2041, include and are not limited to the following:

- Continued sense of community - welcoming, diverse, safe, strong
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- Vibrant, thriving, renewed city centre

⁸ Ipswich's Living in Ipswich survey is an annual survey that aims to understand community sentiments on the level of liveability in the City and across Ipswich's local areas.

seen in Appendix 9.2.4, which provides details on district hub catchments. A hybrid approach has been undertaken in Springfield to reflect existing infrastructure agreements.

In this context, the SICP complements the LGIP trunk network by:

- a) Prioritising and recommending the investigation and creation of a non-trunk infrastructure plan: This pertains to built infrastructure that services a local area that does not meet the DSS for trunk level infrastructure. As the focus of this document is on moving to a hubs model, this document does not fully detail the non-trunk level infrastructure requirements, or who is best placed to provide these facilities and services. This will need to be considered as part of the transition planning as identified in the way forward section of this report.
- b) Identifying current and future activities and services that require a range of community hubs: The SICP utilizes a Monitoring and Prioritization Approach to anticipate and accommodate the needs of both trunk and non-trunk infrastructure. This approach ensures that the SICP considers the demand for community facilities, taking into account current and future requirements, considering demographics, locational restrictions and accessibility.
- c) Aligning the recommended delivery of built infrastructure consistent with the desired standards of service and identified land requirements in the LGIP.

Figure 2 visually demonstrates how these two documents inform each other. The Monitoring Demand & Prioritization Approach, outlined in Section 5.1, serves as the foundation for understanding the current and future demand for both trunk and non-trunk community facilities. This integrated approach ensures that Ipswich City Council can effectively plan and allocate resources to meet the evolving needs of the community in a coordinated and strategic manner.



Figure 2: Links between Council's Corporate Plan, Strengthening Communities Plan and LGIP

*Council's Social Infrastructure Policy Position provide Council's role in the delivery of community facilities.

** Monitoring Demand & Prioritisation Approach- review of Census & consultation every 4 to 5 years.

1.4. What the SICP will inform?

The Strengthening Ipswich Community Plan (SICP) is a strategic level document that outlines a community facilities network vision for the City of Ipswich over the next 20+ years. Its primary focus is to identify the necessary community hubs and their optimal locations, while considering the evolving social infrastructure needs of both the City as a whole and its various local areas. By taking a holistic approach, the SICP recognizes the integral role that community facilities play in fostering vibrant neighbourhoods and enhancing overall quality of life.

One of the key aspects emphasized by the SICIP is the significance of community facilities in contributing to the development and regeneration of suburbs. By strategically locating these facilities and ensuring they align with the city's growth and planning initiatives, the SICIP aims to create opportunities for cohesive and thriving communities. It recognizes that community hubs not only provide essential services but also act as catalysts for social engagement, cultural activities, and economic development.

The SICIP seeks to inform and align with other internal planning efforts within the Council. It acknowledges that decisions relating to built form, social well-being, and economic outcomes are interconnected and influence each other. By integrating the SICIP with these broader planning frameworks, Council can ensure that its infrastructure investments and development decisions are well-coordinated, maximising their impact and delivering sustainable long-term benefits for the City of Ipswich, and will assist in informing the future design and implementation phase for such infrastructure.

Figure 3 illustrates the linkages between the SICIP and other internal Council planning initiatives, highlighting the interconnected nature of social infrastructure.

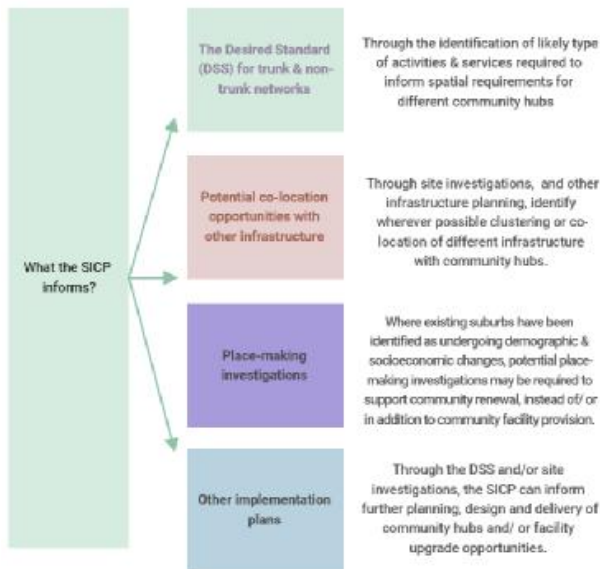


Figure 3: What the SICIP informs.

1.4.1. Facilitating community outcomes

The SICIP highlights some of the anticipated community benefits or outcomes it expects to facilitate, through delivering community hubs.

These outcomes are also underpinned by considering the current and changing needs⁹ for the City. These outcomes include:

- Building social connections particularly in new communities.

⁹ Based on the City's Future Trends in section 3 and identified and future needs in section 6.

- Revitalising aging suburbs through place-making activities that incorporate different social infrastructure elements (see Section 1.2).
- Promoting health and wellbeing through availability of recreation spaces and activities.
- Learning and training through the availability of spaces such as libraries and spaces that allow for lifelong learning, training and skills development that complement what is offered by education institutions.
- Early childhood outcomes through spaces that promote playgroup and other early childhood activities that support early childhood development and wellbeing.
- Youth engagement through spaces designed to include young people's participation and inclusion in their community.
- Aging in place through the availability of spaces that foster seniors to continue to connect with members of their community, purpose lifelong learning and other social and wellbeing activities.
- Arts and culture with the availability of spaces that promote generating art, creativity, and other group activities that support Ipswich's heritage, culture and socio-economic and wellbeing outcomes.
- Supporting post emergency response through community hubs that support disaster management in hazard vulnerable communities. For example community hubs could function either as local-level temporary shelters¹⁰, or offer space for support services to assist with community recovery.

2. Council's Role

2.1. Social Infrastructure Policy Position

While Council's corporate priorities are outlined in the Corporate Plan (iFuture), this document is complemented by a set of key policy position statements that specifically emphasize the Council's role in delivering social infrastructure. These policy positions are developed based on the traditional responsibilities of local governments in investing in community facilities, taking into account the aspirations of the Ipswich community, and aligning with the Council's strategic approach to effectively plan for the future of Ipswich.

These policy positions have been based on the traditional role of local governments in community facility investments, Ipswich community aspirations and Council's strategic approach to better plan for Ipswich's future. These policy positions include:

POSITION #1: Investment in community hubs that reflect Council's role: The Council is focused on implementing a community hub strategy that prioritises efficient land utilisation and the creation of multipurpose spaces capable of accommodating a diverse range of activities and services. While the design and utilisation of Council hubs are intended to retain their multipurpose nature, these spaces also retain the traditional role that Councils play in providing public facilities, including libraries, meeting areas, indoor recreation, as well as spaces for art and creativity, among other intended uses.

¹⁰ The identification and location of local-level temporary shelters can be considered as vital resource as part of Council's emergency management response. Temporary shelters are different from evacuation centres which can be considered as large facilities and accommodate people for more than 1 day during a crisis.

POSITION #2: Accessible hubs: The Council is committed to the objective of ensuring that its community spaces are easily accessible, inclusive, and affordable for public use. This commitment extends to a focus on eliminating barriers to entry, cultivating an environment of diversity and equal participation, and providing cost-effective solutions that result in these spaces being attainable to all community members. Through the observance of these principles, the Council aims to establish vibrant and inviting spaces that cater to the needs of diverse individuals and groups within the community.

POSITION #3: Link investments to strategic priorities: Council's investments in community facilities will be underpinned by community consultation, and council's long-term planning to ensure Council's investments in community facilities link back to identified community benefits and corporate priorities.

POSITION #4: Delivery in strategic sequence: The Council is committed to ensuring that community facilities are implemented in a thoughtfully sequenced manner and are delivered in a planned timeframe that have been included in Council's capital works program and fit within council's financial strategy. This is to ensure that there is a clear alignment between what has been planned as an infrastructure project and with a budget allocation.

POSITION #5: Complement not duplicate: Council seeks to complement, not duplicate investments in community facilities, where community spaces are available and accessible to the wider public across Ipswich. This is to also ensure that Council can balance the equitable needs of parts of the City where social infrastructure is limited or does not exist, compared to other areas that have a good spread of community facilities.

POSITION #6: Staged approach in greenfield areas: Council supports a staged approach to the delivery of multipurpose local spaces that scale-up to large community facilities planned for on Council land. This is to ensure that Council remains responsive to fostering the development of social connections early, in emerging areas that may not warrant the full delivery of the large community facility envisaged as residential development reaches maturity.

POSITION #7: Partnership and funding opportunities: Council is dedicated to actively exploring opportunities for external funding to jointly invest in establishing community hubs. This could potentially involve adopting a collaborative approach with various partners, such as schools, to effectively pool resources. For instance, the Council may seek to engage in agreements with schools that facilitate the reciprocal sharing of resources – for instance, allowing public access to school halls in exchange for the use of Council sports fields. These cooperative strategies not only optimise the allocation of resources but also exemplify a community-focused synergy among different stakeholders.

2.2. Comparing what other Councils deliver

The below provides a brief overview of community facility hubs in South East Queensland, including indicative floor areas and activity groups within these hubs:

Gold Coast: The Gold Coast City Council has placed a strong emphasis on creating community facility hubs that act as social and recreational epicenters for residents. These hubs often encompass a variety of essential amenities, including libraries, multipurpose rooms, sports facilities, and cultural spaces. Indicative floor areas for these hubs can range from around 2,000 to 15,000 square meters or more, depending on the specific site and community needs. Activities within these hubs cover a wide spectrum, from fitness classes, workshops, and educational programs to cultural events, art exhibitions, and community meetings. These spaces are designed to cater to people of all ages and backgrounds, fostering a sense of community cohesion and participation.

Brisbane: Brisbane City Council has strategically integrated community facility hubs into various neighbourhoods to enhance local engagement. These hubs often consist of facilities such as libraries, indoor sports centres, meeting rooms, and outdoor recreational spaces. Indicative floor areas for these hubs might range from approximately 1,500 to 14,000 square meters. The activities within these hubs are diverse, ranging from children's programs, adult education classes, and fitness

sessions to cultural performances, public lectures, and community support services. These hubs serve as focal points for social interaction, learning, and cultural enrichment.

Moreton: The Moreton Bay Regional Council has taken a comprehensive approach to community facility hubs, combining various services and spaces to address a range of community needs. These hubs often include elements like libraries, art studios, multipurpose halls, and outdoor play areas. Indicative floor areas might vary from approximately 1,000 to 12,000 square meters. Activities conducted in these hubs encompass everything from story times for children, skill-building workshops for adults, and fitness classes to local art exhibitions, community group meetings, and wellness programs. The goal is to create spaces that cater to a diverse cross-section of residents, promoting inclusivity and shared experiences.

Across all these regions, community facility hubs are designed with the intention of serving as dynamic spaces that facilitate learning, social interaction, and community engagement. The floor areas and activity groups are tailored to meet the specific needs of each locality, ensuring that residents have access to a wide array of programs and services that contribute to their overall well-being and quality of life.

3. Ipswich's Future Trends

3.1. Ipswich at a glance

Positioned as a rapidly growing urban centre, Ipswich presents itself as a city with a diverse demographic composition, undergoing expansion and transformation. Particularly notable is its reputation as a favoured destination among those seeking a more economically viable alternative to the higher living costs of Brisbane. Within its precincts, Ipswich strategically offers a comprehensive spectrum of essential amenities, including an array of educational institutions, advanced healthcare facilities, a diverse retail landscape, and expansive parklands that enhance its residents' quality of life.

Ipswich houses a variety of educational institutions that cater to different levels of learning. These establishments contribute significantly to the city's educational foundation, ensuring the intellectual growth of its inhabitants. In the realm of healthcare, Ipswich is distinguished by its well-equipped central and satellite hospital hubs and large range of general and specialist medical providers, ensuring the health and well-being of its growing population.

The city's commercial landscape thrives, with a range of shops and markets that cater to the diverse preferences of its residents. This economic vibrancy not only reflects the city's contemporary dynamics but also provides convenience and variety to its inhabitants. Furthermore, Ipswich takes pride in its meticulously designed parklands, serving as recreational spaces for relaxation, exercise, and community engagement.

However, one of Ipswich's most notable facets lies in its embrace of its historical and cultural heritage. Through historical landmarks, museums, and cultural attractions, the city offers its residents and visitors a glimpse into its rich past and diverse cultural expressions.

Essential demographic data ¹¹is presented below to highlight the current state of the Ipswich population, serving as a reference point for measuring future growth in the region:

- Population: The quarterly report at the time of drafting identified that the population for the Ipswich LGA was 248,598 persons as at 30 June 2023¹². This represents an increase of 15,296

¹¹ Information sourced from <https://profile.id.com.au/ipswich/>

¹² Quarterly report - <https://ipswich.cld.bz/Planning-and-Regulatory-Services-Quarterly-Report-Card-April-to-June-2023>

persons from the 2021 Census (233,302 persons) and an increase of 76,398 persons from the 2011 Census (172,200 persons).

- Gender: The population of Ipswich is evenly split between males and females, with 49.4% male and 50.6% female.
- Age: The median age of the population of Ipswich is 35 years.
- Ethnicity: Most residents were born in Australia (72.9%) with the top three overseas birth places being: New Zealand (5.3%), United Kingdoms (3.4%) and India (2.0%). Aboriginal and/or Torres Strait Islander people make up 5.0% of the population.
- Language: The most common languages spoken in Ipswich at home are English (79.8%), Samoan (1.9%), Punjabi (1.0%) and Vietnamese (0.9%).
- Religion: The most common religions in Ipswich are Catholic (16.2%), Anglican (9.6%), Christian (nfd) (4.0%), Uniting Church (3.3%), and Pentecostal (2.0%).
- Education: Overall, 50.8% of the population aged 15 and over held educational qualifications, and 41.1% had no qualifications. 15.5% of those that hold qualifications are bachelor degree or higher.
- Income: The median weekly household income in Ipswich is \$1,256.
- Occupation: The most common occupations in Ipswich are healthcare workers (15.4%), retail trade (9.7%) and manufacturing (9.4%).

3.2. Ipswich Population Forecast

As one of the fastest growing cities in Queensland with a population just shy of 250,000, projected to more than double over the next two decades, we represent some of the highest forecast growth in South East Queensland. It is a young community, with a median age of 35 years, where families with young children make up over a third of the near 82,000 households.

We're welcoming over 6,000 new residents every year, and by 2046, it is projected that 533,000 people will call the city home.

The following snapshot provides some additional context to this population growth:

- Ipswich is expected to accommodate an additional 294,700 persons in 108,000 additional dwellings by 2046 under the draft ShapingSEQ 2023 update
- This target is generally consistent with the draft LGIP totals at 2046
- Equating to growth of 5,000 dwellings per year every year in Ipswich to 2026, or nearly 15% of the total supply for the region
- This is equivalent to delivering approximately 100 new dwellings every week
- This is double the current rate of growth and projected growth under the QGSO 2023 medium series and the draft LGIP

3.3. Challenges and opportunities

By providing suitable physical spaces that promote community activities, Ipswich enhances individuals' sense of belonging and connection to their community. This, in turn, contributes to the community's resilience in the face of incredible growth and possible future external impacts. The Covid-19 pandemic served as a powerful demonstration of how global influences can significantly affect local communities.

Through the Council’s community consultations in 2020, the impacts of Covid-19 underscored both Ipswich’s existing resilience and its socio-economic vulnerability when confronted with external changes. The 2020 Covid Impact report showed that:

- Vulnerability existed pre-covid, with mental health concerns, social isolation due to lockdowns compounding wellbeing issues as one of the key vulnerabilities in Ipswich;
- Low-income families struggling with affordable living (e.g. having sufficient money to afford rent, other expenses), which is now exacerbated with the current price of living increasing.
- Ipswich’s changing industry performance (e.g. manufacturing sector) has meant that there is a pool of low-income workers with potential risk of low transition to changing industry changes and potential long-term unemployment.

Based on comprehensive post-covid conversations¹³ with the community sector in 2021, highlight that the challenge faced by the sector to respond to Ipswich’s vulnerabilities included responding to:

- Mental health and wellbeing issues
- Affordable living including housing and homelessness issues
- The ability to ensure the community has information of where to receive support when help is required.
- A variety of barriers to transport access e.g public transport availability, fare costs etc.

With Covid-19 highlighting Ipswich’s pre-existing vulnerabilities to responding to change, a look at global megatrends and the influences on Australia¹⁴, provide a clue to likely changes and challenges that may impact Ipswich, and the critical role that community facilities could play to foster a resilient community.

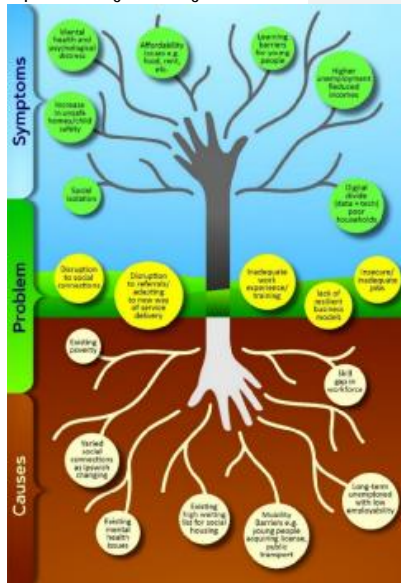


Figure 4: Causes and drivers to Ipswich’s vulnerability

These likely changes based on the CISRO 2022 megatrends report, and likely implications for Ipswich include:

Likely future trends:	Implication for Ipswich	Opportunities with Ipswich community hubs
Food security issues:	<p>The future implication for Australia, like the rest of the world, include the growing demand for alternative food sources to meet global demand for food.</p> <p>For some portion of Ipswich’s community, food security would mean the inability to afford and access healthy foods given existing vulnerabilities with affordable living.</p>	<p>The ability for Ipswich future community hubs to support improvements to food security issues include spaces for:</p> <ul style="list-style-type: none"> • community gardens • food banks to provide support outreach

¹³ Approximately 243 community services sector leaders and practitioners were engaged in the Strengthening Services Engagement in 2021 to seek updated information post pandemic and understand the needs and capacity of service sector to respond.

¹⁴ Australia’s National Science Agency, CSIRO 2022: Our Future World: Global megatrends impacting the way we live over coming decades.

Growing chronic health burden	As a developed country, Australia is not atypical with burden of chronic disease. Ipswich's ability to facilitate better built form that fosters health and wellbeing behaviours will be important.	The ability for Ipswich's future community hubs to co-locate with open space and locations that promote active transport could help facilitate health and wellbeing benefits to the community. In addition, the possibility for these hubs to be utilised for indoor recreation and other sporting pursuits would help promote healthy choices.
Burden of mental health	Pre-covid and post-covid reported levels of psychological distress impacting the way we live over coming decades' report indicates that mental health concerns remain a salient issue. With the identification of mental health concerns by the Ipswich community sector, the availability of support services to respond to issues will be needed.	The ability for Ipswich future community hubs to facilitate improvements to mental health concerns would be: <ul style="list-style-type: none"> · providing spaces for mental health service outreach · spaces for delivery of health promotion activities
Cost of natural disasters	Natural disasters are expected to increase due to the consequence to climate change. Ipswich, like parts of Australia, is and will continue to be vulnerable to flooding and bushfire, with the cost to disaster recovery extending to a local economy, people's wellbeing and livelihoods. Emergency preparedness across Ipswich will be key to remain resilient to natural disasters.	The ability for Ipswich future community hubs to facilitate better emergency management response among its vulnerable hazard areas include: <ul style="list-style-type: none"> · providing spaces for social support service outreach to assist with community recovery · community hubs as central points of information provision to increase awareness, preparedness and community recovery.

4. What the Community Told Us

The support for community hubs was highlighted in Council's recent community consultations¹⁵. Through use of different consultation activities, Council wanted to determine:

- the City's aspirations for community facilities to better understand what was missing.
- what and how the community were currently accessing, to determine what facilities were currently popular and accessible.
- the type of activities different people based on age groups, interests, were participating in, to help inform the type of spaces required.

Key consultation findings highlight that:

- People¹⁶ are willing to travel between one to 10 Km to go to a great community facility. This suggests people value *quality* facilities and are willing to travel some distance to access these spaces.
- Activities that are currently popular and that could potentially operate in a community hub model include (but are not limited to): playgroups, special interest groups, volunteering, community building, training

Heat map of valued assets across the City

¹⁵ Council delivered community and stakeholder consultations across various times between September 2021 and August 2022.

¹⁶ Over 50% of survey poll respondents on Shape Your Ipswich.

and education, dance, indoor sports, theatre, performance and the arts.

- The City has a supply of community facilities and spaces that provide varying levels of access to the public.
- The Ipswich community currently use, and value, open green spaces where they can gather and socialise with family and friends. This presents an opportunity to locate wherever possible, community hubs with widely used open space in flood-free, appropriate locations.
- There are likely common activities that residents are likely to participate in, based on their age group and life stage and this could help inform future space requirements to accommodate Ipswich's community hub (see Appendix 9.4.2).



5. Key Approach

5.1. How we monitor change & prioritise what's important

The intent of SICP is to provide an overview of the process for identification and selection and suggested location of community facility hubs. The SICP takes a holistic view to planning for community hubs by having regard for people of all ages and abilities, the places they live in, and the spaces required to foster strong and communities. This holistic approach is in line with the SICP's Focus Areas noted in Section 1.2.

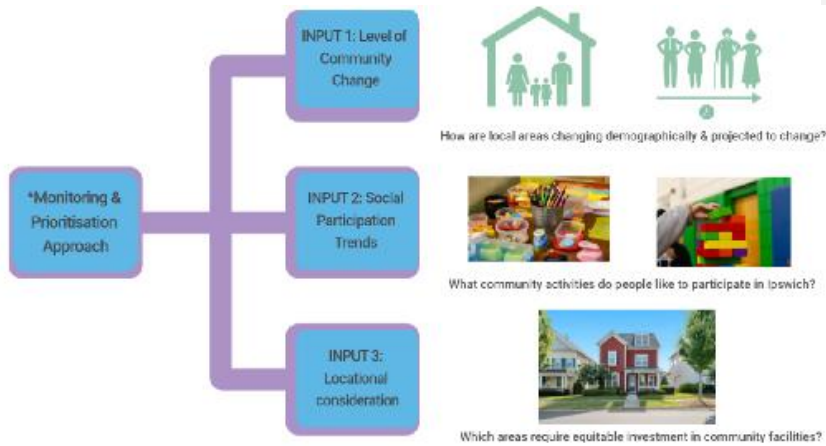
The long-term planning horizon set out in the SICP also means that the Plan requires the ability to monitor how Ipswich is changing and how investments will need to be prioritised in the coming years.

The Monitoring and Prioritisation Approach serves to monitor demand as Ipswich continues to change by:

- Considering demographic changes to understand 'who' is likely to live in Ipswich as the City changes. Changes to Ipswich's demographic profile has implications for the type of activities that people are likely to participate to feel connected to their community - *considering people*.
- Ranking which local areas are likely to require either community facility provision or exploring through possible place-making efforts to revitalise established areas that are aging, undergoing rapid social changes due to growth, or locationally disadvantaged - *considering places*.
- Recommending *when* and *where* community hubs are required in the short, medium and long-term - *considering spaces*.

The Monitoring Demand & Prioritisation Approach (see Figure 5 below) serves to inform the next SICP update every 5 years in line with the LGIP review, and the release of the next ABS Census period.

Figure 5: Framework for Monitoring & Prioritisation Approach



5.2. Guiding principles for community hubs

The consultation findings show that people are willing to travel long distances to access facilities that cater to a variety of activities and services that suit their particular life circumstances. Through a community hubs approach, having sufficient land and facility size makes it possible to accommodate a broader range of community uses. Community hubs are either community facilities located closely together, or multipurpose facilities that allow for a range of activities and services, ensuring the efficient use of land, and better access along public transport or other key infrastructure. This is to ensure better access of activities in one location and better than investing in single purpose use buildings that are spread out across the city and are costly or not accessible to the wider public. The key guiding principles below¹⁷ will inform the planning, design and delivery of Council community hubs including Council's planning metric to determine the type of facility and their locational consideration.

Table 1: Community hubs- key guiding principles

KEY GUIDING PRINCIPLES	KEY DESCRIPTION
PRINCIPLE 1: SAFE & ACCESSIBLE	<ul style="list-style-type: none"> ü The design and delivery of facilities enables the physical access and social inclusion of wide range of user groups across different interests, age, abilities, cultural and socio-economic backgrounds (e.g. young people, elderly people, immigrants, indigenous, people with disability etc.).
PRINCIPLE 2: AGILE, ADAPTABLE & MULTIFUNCTIONAL	<p>Community hubs are designed to be:</p> <ul style="list-style-type: none"> ü Agile infrastructure offers flexible configurations that are adaptable to meet changing community needs. ü Multifunctional that allow for a wide range of community uses. ü Digital technology friendly to future proof facilities and ensure they continue to be agile, flexible and multipurpose over time. <p>Adaptable to reflect new design requirements as lessons can be from the Covid-19 experience for spaces that allow for social distancing, specifically internal fit-out & design principles that meet these safety considerations.</p>
PRINCIPLE 3: VARY IN SCALE, COST EFFECTIVE & MEET SUSTAINABLE OUTCOMES	<p>Council has adequate repository of facility dimensions such as land size, facility & car park (gross floor area) requirements across large, medium and small-scale community hubs that:</p> <ul style="list-style-type: none"> ü meet the needs of current and future needs; ü are cost-effective, and sustainable to deliver; and meet sustainability & environmental outcomes.
PRINCIPLE 4: MEET & ENHANCE THE ATTRIBUTES OF A LOCATION	<p>Social infrastructure provision can take different forms that:</p> <ul style="list-style-type: none"> ü Become the focal point of the community that 'draws' residents to access their community facility within proximity to where they live. ü By virtue of its appropriate location, enhances specific attributes of Ipswich's areas such as: <ul style="list-style-type: none"> · rural e.g. Rosewood · inner City e.g. co-location in/or around commercial centres e.g. shopping centres · established suburban areas · new areas e.g. Ripley Valley, Redbank Plains. ü Connects the community to their outdoor spaces as this has been noted as an important value for the City (i.e. access to green spaces). ü Meets accessibility outcomes as noted in Principle 1.

¹⁷ The review of best practice guidelines on community hubs, including community and stakeholder consultation findings shaped these key guiding principles

5.2.1. Facility Attributes

Community Hubs represent an innovative typology, a new concept for the Ipswich City Council but one that has gained widespread adoption among other surrounding local government areas. These hubs serve as consolidated, co-located facilities that offer a wide range of existing services and have the potential to incorporate new services and service levels, all within a single location. Additional research and analysis are planned in the following areas:

- Evaluation of our current individual service areas within various community facility categories such as libraries, community centres, performing arts venues, community use facilities, art galleries, and more.
- Comparative analysis with LGAs in Southeast Queensland (SEQ) to benchmark our practices (initial groundwork has been initiated).
- Exploration of best practice models.

Community Hubs are primarily conceived as central hubs for delivering pre-established service levels. While these new facilities open up possibilities for additional services, the foundation remains rooted in the desired service levels.

Decisions regarding the placement of a Community Hub consider contextual factors, including proximity to other government services, accessibility to goods and services, availability of open spaces, and transportation nodes.

It's crucial to note that counting physical facilities doesn't provide a comprehensive understanding of their utilization. Additionally, assessing a facility's capacity offers only partial insights into its limitations or maximum potential, as these aspects are influenced by the facility's size.

The subsequent table will outline the desirable attributes of facilities and the methods used to determine these characteristics in our Capacity Analysis. These facility attributes, gathered through telephone surveys and publicly available data, can assist in identifying attributes that are important to the community.

FACILITY ATTRIBUTES	RATIONALE	HOW CAN THIS BE DETERMINED?
q Multipurpose in nature	Community facilities that allow for a flexible and a wide range of community facilities are considered desirable spaces and cost effective. By virtue of either their size or design or amenities in the facility, these facilities allow for a wide range of activities at any given time.	<ul style="list-style-type: none"> - The large capacity and/or variety of uses will help determine whether facilities can potentially be considered multipurpose.
q Physically accessible by several travel options	Community facilities that can be accessed by multiple modes of transport, i.e. by walking, public transport and other by just car are considered physically accessible facilities.	<ul style="list-style-type: none"> - The GIS mapping of facilities will also include walkability feature, which can further validate the walkability and physical accessibility of a hub.
q Meets disability access standards	Community facilities are considered inclusive spaces when they are accessible for people living with a disability, including parents with prams etc.	<ul style="list-style-type: none"> - Through telephone surveys. - A question in the survey specifically asks whether facilities have wheel chair access outside the facility, including amenities e.g. toilets that allow for disability access.

q Co-located or near other facilities	Facilities that are in proximity or are co-located with other facilities are most likely able to increase people's uses of spaces, because they are visible and potentially close to transport nodes.	<ul style="list-style-type: none"> This can be determined through GIS mapping, when an overlay of various amenities and facilities potentially indicate proximity or co-location.
q Local emergency shelters	<p>Natural disasters are an inevitable occurrence in Queensland, particularly Ipswich's with its 2 flood events in recent times.</p> <p>The identification and location of local-level temporary shelters can be considered vital information for Council's emergency management response.</p> <p>Temporary shelters are short-term refuges that accommodate people for less than 24 hours.</p> <p>This is different to evacuation centres which are large facilities and accommodate people for more than 1 day during a crisis.</p>	<p>Amenities required to consider community facilities as emergency shelters would be the following:</p> <ul style="list-style-type: none"> ü Toilets with shower amenities ü Commercial grade kitchen ü Disability access ü Car parking <p>Council's emergency management staff have identified these amenities to better earmark facilities as potential local shelters.</p>

5.2.2. Facility Desired Standards of Service

The tables below identify the range of social infrastructure needs across the City. This considers the land and facility spatial requirements for:

Trunk infrastructure: considered as significant infrastructure that supports growth and benefits several development sites, or essential infrastructure required to serve a wider catchment of a population. Trunk infrastructure in relation to community facilities include:

- the LGIP trunk infrastructure network which plan for land for city-wide and district-level community hubs in identified growth areas. It is important to note that this trunk network is the land component only and does not include the facilities themselves.
- Ripley trunk infrastructure network with the DSS specified in the State's Economic Development Queensland's (EDO) Facility Guideline for priority development areas.

Non-trunk infrastructure: considered as infrastructure internal to a development. In other words, in the case for community facilities, non-trunk infrastructure would be facilities that support the use in a local area only. Table 3 below includes an example breakdown of facilities planning within each of the key facility hierarchy groups. It is noted that the floor area requirements for the facilities are for example only, and will be subject to further asset planning in the next phase of the facilities planning process.

Guidelines that consider the ideal location for Council community hubs is equally important to ensure Council facilities are easily accessible. The SICIP adopts the LGIP Land for Community Facilities Network's Desired Standards of Service¹⁸, which consider potential co-location options, accessibility standards, and other site characteristics including:

- Community hubs will not be located on flood prone land.
- Community hubs will be accessible via public transport e.g. train station.
- Wherever possible, community hubs will be near activity centres, or piece of infrastructure that is a main attractor for the area & surrounding.

¹⁸ LGIP Part 6 in Ipswich Plan 2024

Table 2: Trunk Desired Standards of Service - Community Hubs (Land)

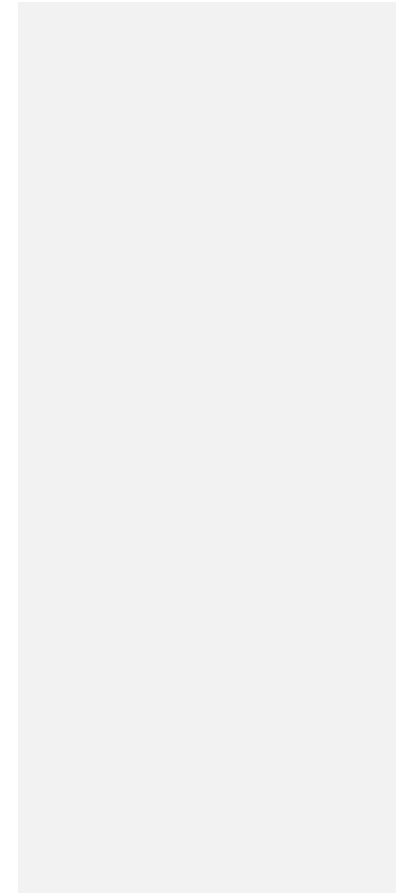
Facility Hierarchy	Service Population	Who are the 'community' serviced?	Site area
City-wide Example: community hub with performing arts, library, civic centre.	1:250,000	All residents in that wider area. Facilities that service the city, located in two Principal Activity Centres- Ipswich Central, Springfield town centre.	2ha
District Example: multipurpose community hub with library, hybrid community & recreation centre.	1:50,000 people	Likely service a cluster of surrounding Statistical Area 2 (SA2s) communities.	1.5ha
EDQ Desired Standard of Service for Ripley PDA ¹⁹ examples include:			
Major centre Examples include - Major community centre/hub - Sporting facilities	1:30,000	Likely service a cluster of surrounding Statistical Area 2 (SA2s) communities, as Ripley reaches full maturity.	1.5ha 1.8ha
District Centre Examples include: - District community centre/hub - District sporting facilities	1:20,000 1:30,000	Likely service a cluster of surrounding Statistical Area 2 (SA2s) communities, as Ripley reaches full maturity.	1ha 1.8ha
Sporting facilities (including swimming, aquatic and/or indoor sports facilities)	1:>30,000	Considered district level facility	1.8ha
Youth centre/service	1:20,000-50,000	District-level	Site: 5,000-10,000m ² for open space or adjoining local open space.
Performing art spaces	1:30,000-50,000		Min. 3,000m ²
Art gallery	1:30,000	District-level/regional-level	For district/LGA/regional- 3,000-5,000m ²

¹⁹ Economic Development Queensland. 'Community facilities- PDA guideline no. 11. 2015.

Table 3: Desired Standards of Service – Community Hubs (Facilities) Example (including local level, non-trunk facility)

Level	Proposed DSS			
	Facility	Gross Floor Area (m ²)	Service Population (Persons)	Land Area (ha) ³
Citywide (Regional)	Library	3,000	1:250,000	3,000m ² plus 3,825m ² associated parking area = 6,825m ²
	Art Gallery	3,000 (Auditorium overall – 1,900 with 950 useable function space plus 250 integrated flexible meeting space and 850 for general display/front of house)	1:250,000	850m ² plus 1,125m ² associated parking area = 1,975m ²
	Performing Arts		1:250,000	2,150m ² plus 8,775m ² associated parking area = 10,925m ²
	Integrated Outdoor Space			Integrated outdoor space of 400m ²
	Note: Additional land may be required to accommodate facilities if provided on separated, individual sites. In these circumstances, the land value will be based on the minimum areas in Table 6.4.3.1 – Land for community facilities network – desired standard of service.	Total GFA – 6,000		Total – 20,125m ² (2.0 ha DSS)
District	Multi-Purpose Centre (Performance /Community/Youth)	1,900 (Auditorium overall -500 with 250 useable function space)	1:50,000	1,900m ² plus 9,585m ² associated parking area = 11,485m ²
	Branch Library	1,000	1:50,000	1,000m ² plus 1,080m ² associated parking area = 2,080m ²
	Integrated Outdoor Space			Integrated outdoor space of 100m ²
		Total GFA – 2,600		Total – 13,665m ² (1.5 ha DSS)
Local (non-trunk)	Multi-Purpose Space	800	1:10,000- 15,000 ¹	800m ² plus 720m ² associated parking area = 1,520m ²

	Integrated Outdoor Space		Integrated outdoor space of 100m ²
		Total GFA – 800 GFA	Total – 1,620m ² (0.2 ha)



5.3. Criteria for potential place-making investigations

The core essence of the SICP revolves around fostering robust, vibrant communities that offer a high quality of life (refer to Section 1.2). The Monitoring and Prioritisation Approach plays a pivotal role in identifying specific areas that could benefit from heightened attention. These often relate to well-established zones that might require strategic intervention or targeted investment, not necessarily identified in the trunk network of community facilities.

In this context, the approach suggests exploring place-making investigations that can complement the trajectory of community facility planning, thereby bolstering the overarching goals of the SICP. It is noted that this is separate set of considerations for non-trunk infrastructure.

Within this framework, three distinct criteria guide the selection of areas for targeted place-making efforts:

1. Demographic Shifts and Urban Expansion:

- The first criterion acknowledges the transformations associated with demographic changes and urban expansion. In areas experiencing swift transformation, it becomes imperative to preserve the unique character that defines the community. Place-making efforts here aim to strike a balance between progress and heritage, ensuring that the essence of the locale is conserved amid the evolving urban landscape.

2. Socio-economic Challenges:

- Communities grappling with persistent socio-economic challenges constitute the second criterion. In such scenarios, place-making strategies emerge as a valuable tool for enhancing resilience, fostering unity, and instilling a sense of security. By addressing these challenges through thoughtful place-making, the SICP seeks to empower communities to overcome obstacles and strengthen their social fabric.

3. Limited Land Availability:

- The third criterion recognizes the constraints posed by limited land availability for new community facilities. In these situations, place-making becomes a promising avenue to maximize the use of existing spaces, nurturing and strengthening social bonds within the community. It's a strategic approach to creating meaningful and functional community spaces that contribute to the overall well-being of residents.

The overarching vision of the SICP is encapsulated in these considerations, reflecting a commitment to propelling communities towards greater vibrancy, unity, and prosperity. As the SICP looks towards the future, these guiding criteria will be instrumental in shaping strategic plans for community facilities, ensuring that they align with the broader objectives of the plan and contribute positively to the well-being of the communities they serve.

6. Key findings and implications

6.1. Trends of changing demand

Looking at past trends is helpful in understanding Ipswich's future needs, by:

- better anticipating the type of residents likely to live in Ipswich, and as a result
- understand the type of activities and services they will require to feel connected in their community,
- and the physical spaces required to accommodate the range of activities.

The key summary findings from the Monitoring and Prioritisation Approach highlight:

INPUT 1: Level of
Community
Change

Reviewing demographic changes²⁰ to Ipswich's local areas highlights the type of households and the life stages residents currently represent and are likely to transition to, with previous patterns verifying that some areas:

- are predominantly young over the next 5 to 15 years, due to additional growth anticipated in the pipeline with residents moving in e.g. Ripley, Springfield, Redbank Plains
- will continue to have a balance of young and older residents in established suburbs due to the relative stability and familiarity with long inhabited areas.
- are anticipated to gentrify due to local areas having the proximity to amenities, making land values attractive for a different social mix of residents moving in, and potential displacement of existing low-income occupiers.
- will continue to rank lower socio-economically, and place-based support services may be required.

INPUT 2: Social
Participation
Trends

There are common activities that residents tend to participate across their different age groups and these include:

Family Households with Children Under 12 Years:

- Playgroups, Playground with Shade and Fences, Kids Libraries, Water Play with Shade

Young People:

- Indoor Activities (Gym, etc.), Team Sports, Arts and Creative Pursuits, Learning Opportunities

Senior/Retirees:

- Arts and Culture, Group Social Activities, Lifelong Learning, Low Impact Sporting Pursuits, Libraries

INPUT 3:
Locational
consideration

A comprehensive assessment²¹ was conducted to determine the priority of different locations for the equitable allocation of community facilities, while also specifying the recommended timeline for their implementation. The criteria used for prioritisation include:

- Rate of Growth: Evaluating the pace at which these areas are expanding to ensure that emerging needs are met promptly.
- Availability of Facilities: Assessing the current infrastructure to identify areas with limited access to essential community services.
- Level of Disadvantage²²: Considering socio-economic factors to address disparities.
- Accessibility of Future Facilities: Analysing the potential locations of community facilities to ensure they are conveniently situated for residents.

By examining these criteria, we aim to make informed decisions about the allocation of community resources and ensure that facilities are provided where they are most needed.

7. Key recommendations

7.1. Social infrastructure recommendations and other investigations

Based on key findings from the Monitoring and Prioritisation Approach the following are recommended for consideration:

²⁰ Based on the review of City of Ipswich Housing Strategy 2021 and the 2021 Census.

²¹ Based on the weighted matrix assessment and LGIP extrinsic material

²² Using data from ABS Socio-Economic Indexes for Area (SEIFA) by 2021 SA2

Item 4 / Attachment 1.

SUBURB	PRIORITY ²³	RECOMMENDED SOCIAL INFRASTRUCTURE				Land for Community Facilities LGIP SOW and DCOP Reference and indicative size
		SUGGESTED FUNCTIONAL USES OF COMMUNITY HUB ²⁴	FACILITY HIERARCHY	RECOMMENDED TIMEFRAME FOR DELIVERY	LOCATIONAL/ SITE IDENTITY	
Ripley Valley						
Ripley Valley (part of PDA)	Medium	Library Indoor Recreation/Sports Aquatic Art Performance Arts	City-wide	2041 (ensure the site location and area is secured through the development approval process and consider early land acquisition based on development of surrounding land – note that there are no approvals directly associated with the land at this stage)	Primary town centre	CF001 & 02
Ripley Valley (part of PDA)	High	Skills & Training Youth recreation space Maker Space	District	Currently under negotiation by Council.	Secondary town centre	CF013
Ripley Valley (Part of PDA)	Low	Creative Arts Library Wellbeing/Health Hub	District	2041(ensure the site location and area is secured through the development approval process and consider early land acquisition based on development of surrounding land – note there is currently no development activity in the immediate vicinity).	Secondary core west	CF003
Eastern District						
Redbank Plains	Medium	Recreation Lifelong Learning Training and education Social activities Community Service hub (immigration/language/job assistance)	District	Land in ownership.	Redbank Plains Recreation Reserve provides excellent opportunity for multifaceted hub including outdoor recreation, possible indoor sports fields and significant community hub offering a large range of services.	#21B – Redbank Plains Library in park. Delivered and embellished. 5,000m ² . #21A – 180 School Road community centre. Open hall, small GFA and 2,300m ² land area. This local facility does not form part of the recommendations for a community hub and will provide a transitional role until the ultimate site is delivered. Grouped with 21B. Retain as non-trunk.

²³ Based on 9.4.3(4)

²⁴ Refer to key assumptions table in Appendix 9.4

Item 4 / Attachment 1.

Springfield Central	Low	Creative Arts Library Wellbeing hub	City-wide (grouped with hybrid district)	Land in ownership #2 2039 for the land #32 (secure land through existing infrastructure agreement – consider further rationalisation of land requirements as a result of a submission received on the LGIP 2024)		#2 – Springfield Central Library. Ultimate facility to be multi-storey community hub. Grouped with #32 below. #32 - Sportstar Dr and Parkland Dr intersection. 5,000m ² .
Spring Mountain	Medium	Recreation Social activities hub Youth & family hub	Hybrid (District)	2029 (secure land through existing infrastructure agreement – consider further rationalisation of land requirements as a result of a submission received on the LGIP 2024)		#30 - Russell Luhrs Way and Sinnathamby Blvd intersection (southern side). 5,000m ² .
Brookwater	Medium	Youth & family hub Learning & training	Hybrid (District)	2026 & 2029 (secure land through existing infrastructure agreement – consider further rationalisation of land requirements as a result of a submission received on the LGIP 2024)		#33 – East of Greg Normal Ct. 5,000m ² . #29– Eden Station Dr and Augusta Pkwy (southern side). 5,000m ² .
Western District						
Walloon	Medium	Recreation Social activities hub Youth & family hub	District	2034 (commence early negotiation with Urban Utilities to secure land)	The site fronts two state-controlled roads. Any improvements will need to be in coordination with DTMR. Currently owned by the Distributor Retailer, meaning future development will be contingent on asset disposal and acquisition by Council.	#23B – remainder of land for community facilities (2,326m ²). Adjacent to Henry Lawson Park (this includes 23A as existing land).
Rosewood	Low Note: the priority matrix initially identified Rosewood as high priority, however, this did not account for the recent early delivery of the Rosewood Library, which includes multipurpose facilities.	Social activities hub Health promotion Wellbeing hub	District	Land in ownership	Ongoing use of existing facilities to be protected, particularly the main arena.	#5B – Rosewood Showgrounds. 15,000m ² for community facilities in addition to showground use.
Central District						
Yamanto	High	Recreation Youth & family Social activities hub	District	2026 (commence acquisition process / consideration of co-location opportunity)	Located down a minor road in proximity to local business and industry uses. Ideally	#6 – Leonard St. 17,252m ² . There is also potential to instead co-locate with the future

					located should the immediate area respond to the planned intent for the local area.	Neighbourhood Recreation Park (LGIP ID 926) in Pisasale Drive as a result of a submission received on the LGIP 2024.
Ipswich Central	N/A	Civic centre Art Gallery Performing Arts Centre Library hub Maker space Community Service hub	City-wide	Land and facilities in ownership		Currently occurring as part of Ipswich revitalisation program. Libraries and community spaces (including square) fulfil the hub functionality, with the civic centre and art gallery being located in close proximity.
Bundamba*	High	Group activities for seniors Child, youth and family activities Community Service hub Local disaster management	District	2026 (commence early negotiation with State / consider co-location opportunity)	Situated in proximity to major education facility and in an area impacted by natural hazards.	#7 – South of Bundamba TAFE. 15,000m ² .

* Alternative site consideration at Booval (specifically Cameron Park) for locating District level community facility. The functional uses would be comparable, as would the land size availability. This provides a potential co-location opportunity using existing land.

7.2. Special projects for consideration

In 2010, the Council introduced its Social Infrastructure Plan, which proposed the establishment of an Aboriginal and Torres Strait Island Cultural Centre. This suggestion was informed by the insights gathered from community consultation conducted in 2006, which significantly influenced the formulation of the plan.

Importantly, the concept of creating this Cultural Centre remains an outstanding recommendation that consistently emerges as a community need. It is worth noting that as progress is made towards this long-term objective, the Council is actively collaborating with essential stakeholders to develop local cultural spaces in strategically positioned areas, like Bell Street in Ipswich.

Going forward, any deliberation concerning the potential Cultural Centre must be conducted in collaboration with the Native Title and Cultural Heritage Officer, ensuring their input is considered. Furthermore, it is crucial to engage extensively with internal stakeholders to ensure a comprehensive and inclusive approach to the realization of this community asset.

7.3. Other alternative options to explore

The Council possesses an extensive inventory of open spaces, and as part of its commitment to community engagement, it actively collaborates with nearby schools to maximize the utility of these expansive fields. The primary goal is to ensure that Council's sports fields are not only available for public use but also create mutually beneficial arrangements with educational institutions in the vicinity.

While Council-owned sports fields are designed with public accessibility in mind, there is an intriguing prospect for enhancing community access to school halls. This could be achieved through constructive negotiations with schools, wherein an equitable exchange of resources and facilities takes place. Specifically, this might involve allowing public access to school halls in exchange for the school's utilization of public open spaces and provision of parking facilities.

By pursuing such partnerships, the Council can unlock several advantages. Firstly, it promotes a sense of shared responsibility for community resources, fostering a spirit of collaboration between schools and the broader community. Secondly, it optimizes the use of space, making it more efficient and accessible for both educational and recreational purposes. Finally, it contributes to the creation of vibrant and multifunctional community hubs, where residents can access a wide range of facilities and activities,

thereby enriching the overall quality of life in the area. In essence, these negotiations represent an exciting avenue for enhancing the synergy between Council-owned open spaces and school facilities to benefit the entire community.

7.4. Way Forward

The Strengthening Ipswich Communities Plan lays out a strategic framework to prioritise community hubs in various locations and activity categories, encompassing short-term, medium-term, and long-term goals. This framework serves as a guide for establishing these hubs. However, it's crucial to acknowledge that bringing community hubs to life demands a detailed approach that considers the unique needs and characteristics of each community.

The LGIP and DCOP identify the trunk land requirements to facilitate the provision of community hubs, with land to be acquired through development or as part of an acquisition program.

An implementation plan acts as the bridge between the strategic vision and practical execution. It encompasses:

- Detailed site investigations to assess and confirm site locations to inform acquisition.
- Facilities planning for delivering services, especially at a local level (local service provision is not covered in this document).
- Transition plan to manage the current dispersed assets and service delivery program into a hub model.
- Land acquisition program, including planning, budgeting, and prioritisation.
- Detailed facility design and planning to create building and lot layout aligned with community needs for the area.
- Customisation to adapt the hub's offerings to each community's specific requirements and to provide for change overtime.
- Refinement of activities and services provided based on community input.
- Development of sustainable financial models.
- Addressing legal and administrative considerations, such as external funding partnerships, approval processes, and leasing arrangements.

This implementation plan is to be tailored for each site and community, recognizing that needs can vary significantly. By customizing the process for each context, this will ensure that resulting community hubs are functional and culturally relevant, contributing to their success and sustainability.

This implementation plan does not form part of this document and will be required to coordinate the detailed planning, acquisition, financing, delivery, operation, and activation of Council lead community facilities, transitioning overtime to a hubs model.

8. Key References

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.idcommunity Demographic Resources: <https://profile.id.com.au/ipswich/>

9. Appendix

9.1. How we consulted the community

Ways we engaged:	How many participated?
 <p>Our Community Resources Survey: Using Survey Monkey (online survey), Council ran 2 surveys in 2018 and recently in 2021 to understand how Council could fill in the gaps where there is an under provision of community facilities across the city. The survey asked schools, churches, other facility owners, including lessees to Council facilities the following questions:</p> <ul style="list-style-type: none"> - Whether the public use their spaces - The cost of their spaces 	<p><i>Approximately 82 responded to the survey in 2018 and approximately 72 participants responded in 2021 with more specialised facility owners and users responding in 2021.</i></p> <p>The type of facilities that participated in the survey include</p> <ul style="list-style-type: none"> • School halls • Church halls • Community & neighbourhood centres • Arts & function centres • Sports & recreation facilities

- Whether their facilities are at capacity or have capacity to hire their spaces to the public.



Figure 3.1: Summary of consultation findings from Shape Your Ipswich page

Participation rates on Shape Your Ipswich and other engagement activities in Phase 1:

Summary of engagement activities and participation rates

Data Source	Engagement tools	Reach	Clicks/visits	Contributors	
Online	Facebook	Open comments/reactions/likes	56,831	1,074	87
	Shape Your Ipswich	Survey Quick Poll Vision Board Social Map	7,306	4,917	146
Face to Face	NAIDOC Event	ICC Stall - open conversation	n/a	n/a	25
	ITAC Meeting	discussion	n/a	n/a	20
	Tukimui Place Christmas Event Pop-up stall x 3	Kids art activities Distromocracy All I want for Christmas Ipswich	n/a	n/a	388
	Total unique contributors				458

Reference Data
Excluding ICC data from related projects: Flick the Switch, Strengthening Ipswich Services, Using in Ipswich Annual Survey, IFuture (5,543 participants across all projects)

Figure 3.2: Summary of consultation findings (excl. targeted workshop in Phase 2)

Co-design workshop- considering options for community hubs
Through consulting with the community, the objective was to explore different options with community hub configurations so that Council can consider these ideas as options through it's planning process.



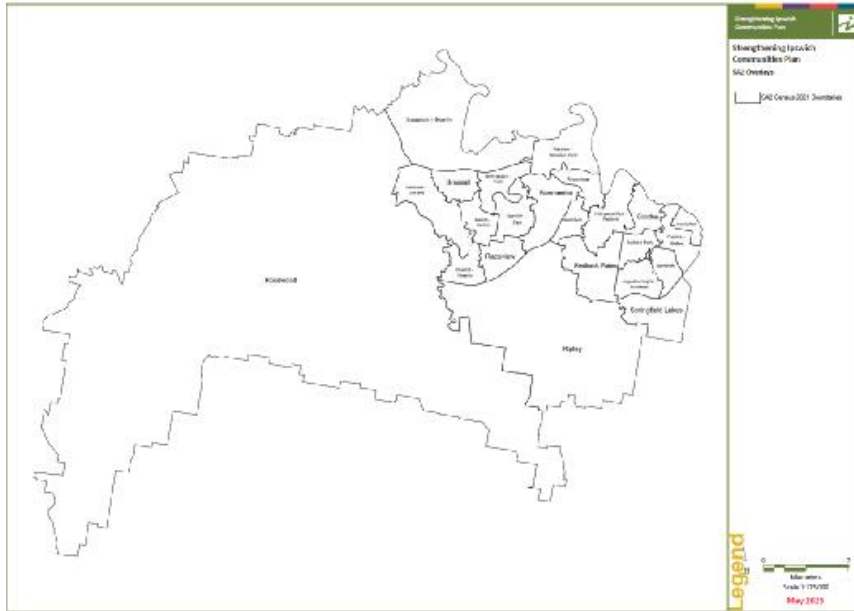
Approximately 40 stakeholders attended across 2 sessions representing community organisations, social groups, and government agencies.

9.2. Corresponding geographical areas

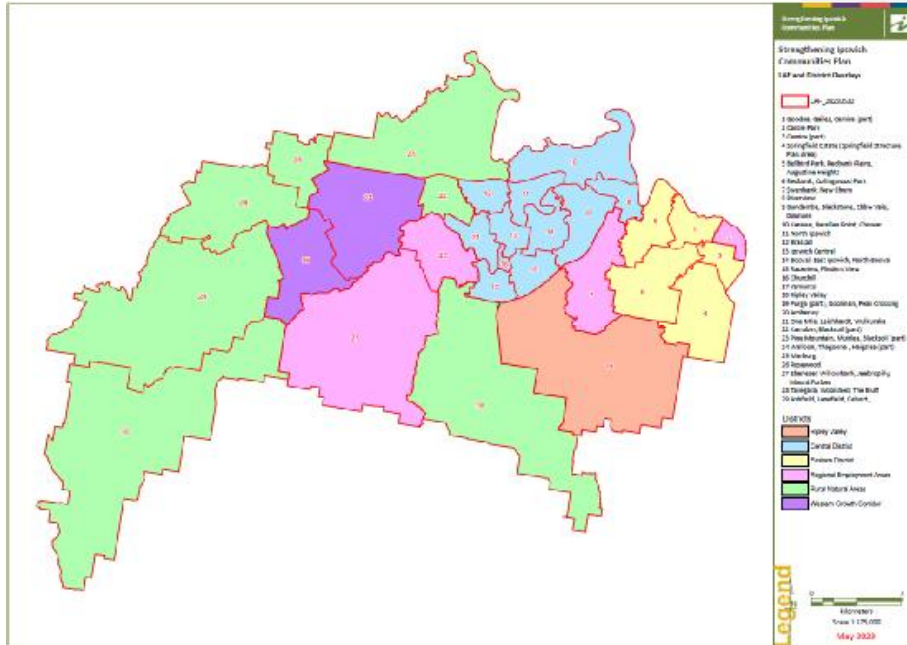
The geographical areas used to inform the Monitoring Demand & Prioritisation Approach reflects the demand analysis at both city-wide and local-level, but also the close linkages with the LGIP's Land for Communities trunk network (as noted in Section 1.3), and use of key data sources such as the ABS Census. These areas include:

<ul style="list-style-type: none"> Local Area Frameworks (LAFs): [LGIP/Ipswich Planning Scheme's planning areas] 	<p>To continue alignment with the LGIP's planning for trunk land for community facilities network, the LGIP's Local Area Frameworks or LAFs have been used. See <i>Section 9.2.2</i> for LAF maps.</p>
<ul style="list-style-type: none"> ABS Statistical Area 2 (SA2) 	<p>The lowest geographical area that the ABS uses to collect Census data is at the SA2 level. See <i>Section 9.2.1</i> for ABS map for Ipswich SA2s.</p>
<ul style="list-style-type: none"> Ipswich LGA 	<p>The findings from the Strengthening Ipswich Communities community consultation were at the LGA-level, with particular focus on communities of interest and groups (e.g. arts & cultural, families etc.).</p>
<ul style="list-style-type: none"> Ipswich Activity Centres 	<p>The use of Neighbourlytics' data reviewed the different activity centres across Ipswich to determine which commercial centres naturally serve as hubs that could be activated with the location of community facilities.</p>

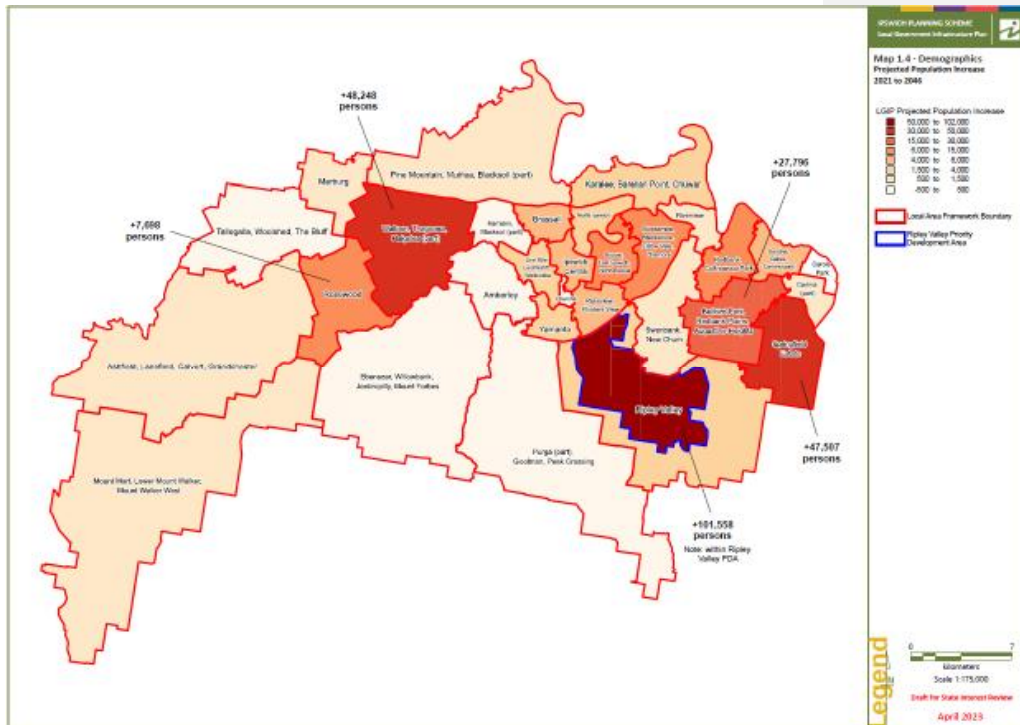
9.2.1 Ipswich ABS Statistical Area 2 (SA2)



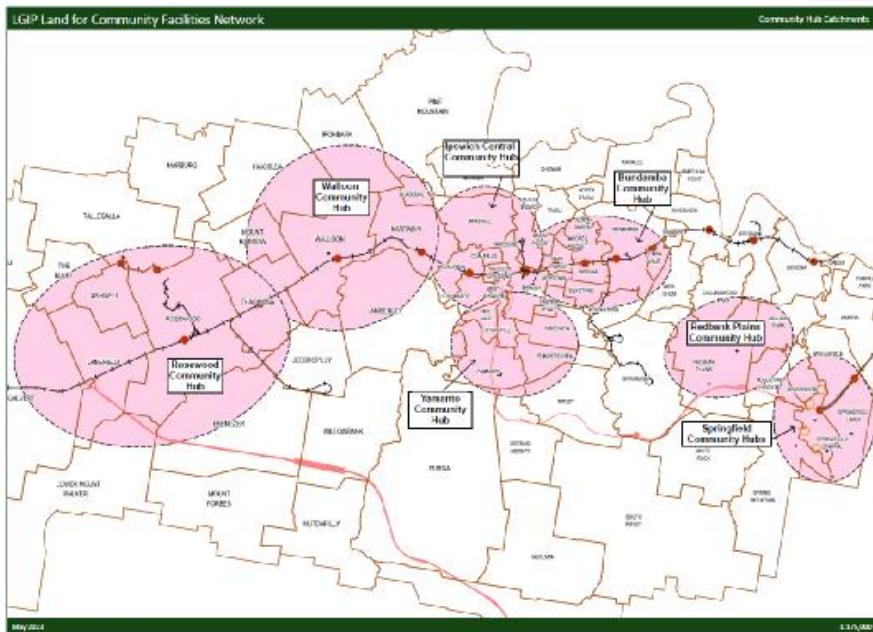
9.2.2 Local Area Framework map



9.2.3 Projected Increase by LAF and by 2046



9.2.4. LGIP Land for Community Facility Network Catchments



9.3. Monitoring and Prioritisation Approach- Key Inputs

The Framework (see Figure 1 below) describes the key inputs (and data sources) used to develop Monitoring Demand & Prioritisation Approach, highlighting a well-considered approach to prioritising what the City requires in the coming years, through ongoing monitoring during 5 year intervals.

The table below provides the key description and 'inputs' that have shaped the Monitoring Demand & Prioritisation Approach. For example, Input 1: Level of Community Change, draws on Council's Housing Strategy's analysis of future housing and demographic demand to inform the different household combinations likely to live in Ipswich, as local areas change. Who is likely to live in Ipswich as the City changes has implications to the different activities and services people will require and in turn the availability of community facilities to foster participation. As noted in Section 5.1, the Prioritisation Approach is also a Demand Monitoring tool, with a review of key data every 4 to 5 years, given the SICP is a long-term strategy and aligns with LGIP's 5-year reviews.

<p>INPUT 1: Level of Community Change <i>[This reviews how Ipswich is changing to determine what the City is likely to require in the future]</i></p>	<p>Description: This specifically reviews past trends to determine what Ipswich is likely to become and need in the next 20 years, combining demographic and community consultation trends.</p> <ol style="list-style-type: none"> 1. Demographic changes such as household trends. 2. Median age trends 3. The level and share of growth experienced at local-level. 	<p>Review based on:</p> <ul style="list-style-type: none"> · City-wide · Local-level (Statistical Area 2/Planning Scheme's Local Area Frameworks or LAFs) · Demographic life stages.
<p>INPUT 2: Social Participation Trends</p>	<p>Based on future population projections and previous demographic trends by life stages, the following future trends are anticipated and have social infrastructure implications:</p> <ol style="list-style-type: none"> 1. Likely trends in community activity participation by demographic life stages. 2. Likely future service needs. <p>The type of social participation trends attributed by life stages based on recent Strengthening Ipswich Communities consultation.</p>	<p>Review based on:</p> <ul style="list-style-type: none"> · Demographic trends. · City-wide · Local-level (Statistical Area 2/Planning Scheme's Local Area Frameworks or LAFs)
<p>INPUT 3: Locational Consideration: <i>[This reviews which Ipswich areas require attention]</i></p>	<p>Description: This specifically reviews which areas are likely to require community hubs based on:</p> <ol style="list-style-type: none"> 1. Projected growth by local areas. 2. Level of disadvantage. 3. Availability of alternative community facilities in an area. 4. Service catchment analysis based on Neighbourlytics' Urban Life Analysis of local areas. 	<p>Review based on:</p> <ul style="list-style-type: none"> · Local-level (Statistical Area 2/Planning Scheme's Local Area Frameworks or LAFs)

9.4. Understanding changing demand & key assumptions

The table below summarises the demographic changes and age forecasts by 2041+ (see Level of Community Change- Appendix 9.4.1) with the assumption that the predominant age profiles by SA2 is likely to remain relatively the same between 2041 and 2046. The areas vulnerable to hazards has been included in the table below to determine opportunities of where areas are likely to warrant a facility, may potentially consider spaces that support emergency management response.

The key assumptions for the changes in predominant life stages in local areas include:

- Emerging or greenfield areas are likely to remain a younger demographic e.g. family households and will include a middle age demographic in the later half of an area's development.
- Established areas with infill development are likely to have a balance of older and family households due to the long-term residents becoming older, and additional growth/and or purchase of existing homes attracting a younger demographic.
- Established areas with low growth are likely to get older, and likely undergo a change in social mix, as new or younger age residents move in.

LIFESPAN CHANGES

Predominantly young	Balance of older and family households	Predominantly older- likely to change
---------------------	--	---------------------------------------

LEVEL OF GROWTH	LOCAL AREAS (BY SA2)	LIKELY TIMEFRAME OF LIFESPAN CHANGE			PAST TRENDS WITH DISADVANTAGE	PAST TREND WITH DIVERSITY	AREAS VULNERABLE TO HAZARDS ²⁵	COMMUNITY ACTIVITIES & SERVICE- DEMAND IMPLICATIONS
		2021-2031	2031-2041	2041+				
GROWING AREAS	Ripley (within Ripley Valley PDA)						Bush fire	Predominately young demographic with residents likely to enter middle age/retirement life stage in the latter half of Ripley's development. Key community activities & services will be required to support: <ul style="list-style-type: none"> • Early childhood development • Youth engagement • Lifelong learning & skills development • Group activities for retirees/seniors that support aging in place. service outreach for community recovery/point of contact with information provision- as part of disaster management

²⁵ Vulnerable Hazards study- part of informing studies for Ipswich Plan 2024

Item 4 / Attachment 1.

	Rosewood					Bushfire ²⁶ Flooding ²⁷	As part of Rosewood SA2, Walloon-Thagoona is likely to be predominantly younger. However, overall Rosewood SA2 will continue to have balance of older & young, as Rosewood district currently predominantly in middle age and those heading to retirement/senior stage in life. Rosewood SA2 will require spaces that foster: <ul style="list-style-type: none"> intergenerational activities early childhood, youth engagement, lifelong learning, skills development, and recreation activities that support aging in place. social support services/mental health & wellbeing promoting activities that complement emergency services offered in Rosewood high school for Rosewood and surrounding localities in the western corridor. 	
	Bellbird Park - Brookwater						Predominantly younger demographic with pipeline of children who will become young people, activities for young people, early childhood activities, and group activities for residents as they get older.	
	Springfield Lakes					..	Bushfire ²⁸ <ul style="list-style-type: none"> Activities that support child development, youth engagement such as group scouts, other youth group activities. Large performance and meeting spaces that accommodate uses by large multicultural groups. service outreach for community recovery/point of contact with information provision- as part of disaster management. 	
	Redbank Plains					..	Predominately young demographic with residents likely to enter middle age/retirement life stage in the latter half of Redbank Plains' development. Key community activities & services will be required to support: <ul style="list-style-type: none"> Early childhood development Youth engagement Lifelong learning & skills development Group activities for retirees/seniors that support aging in place. As a locationally disadvantaged area- activities for families and young people that provide 'soft entry' to better access support services will be important.	
LEVEL OF GROWTH	LOCAL AREAS (BY SA2)	LIKELY TIMEFRAME OF LIFESPAN CHANGE			PAST TRENDS WITH DISADVANTAGE	PAST TREND WITH DIVERSITY	AREAS VULNERABLE TO HAZARDS ²⁹	COMMUNITY ACTIVITIES & SERVICE- DEMAND IMPLICATIONS
		2021-2031	2021-2031	2021-2031				

²⁶ Hazard vulnerability noted in Pine Mountain, Muirlea, Blacksoil (part), Haigslea (part) and Ironbark- LAF 23

²⁷ Hazard vulnerability noted in Marburg- LAF 25.

²⁸ Hazard vulnerability noted in Springfield Estate and Augustine Heights (part)- LAF 5.

²⁹ Vulnerable Hazards study- part of informing studies for Ipswich Plan 2024

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ESTABLISHED AREAS WITH ADDITIONAL GROWTH	Ipswich East				.	<p>Flooding ³⁰</p> <ul style="list-style-type: none"> place-based support services are needed. Youth & adult training & learning skills development that complement the Bundamba TAFE offering practical experience such as social enterprise <p>Place-making provisions likely required for investigation to support retaining place history & incorporating new identity as some gentrification is likely expected.</p>
	Ipswich Central				.	<p>Currently predominantly older demographic and anticipated to attract young demographic and professionals. Due to availability of amenities, the change in social mix across suburbs in Ipswich Central SA2 is likely to gentrify.</p> <p>Current concentration of services and spaces is indicative of Ipswich Central as Principal Activity Centre. However, preserving Ipswich's heritage, activating the city centre, facilitating visitor attraction, and ensuring young people feel included in public spaces will be important.</p>
	Raceview				.	<p>- Flooding ³¹</p> <p>Established area with some additional infill- further highlighting older and younger households living in Raceview. With a mix of homeowners and emerging rental community, Raceview SA2 has scored relatively low in terms of socio-economic performance. Along with a lack of central hub that draws residents to the centre of the suburb, Raceview will require some local</p>
	Bundamba				.	<p>Flooding ³²</p> <p>Established area with low growth in the past 10 years, with a mix of older and family households. The type of activities and services required include:</p> <ul style="list-style-type: none"> Group activities for seniors Child, youth and family activities will be required. Place-based support services including service outreach for community recovery/point of contact with information provision- as part of disaster management.
	Collingwood Park- Redbank					<p>With some infill residential development that has been occurring in South Collingwood- Park, and some medium density around Redbank Plaza, the SA2 is predominantly to remain a mixed age suburb.</p>
	Brassall				.	<p>With some infill residential development with medium density close to the retail centre, Brassall is expected to retain a mixture of older and young residents which is likely to suggest:</p> <ul style="list-style-type: none"> Group activities for seniors Child, youth and family activities will be required.

³⁰ Hazard vulnerability noted in Basin Pocket, North Booval, Booval, Silkstone and East Ipswich.

³¹ Hazard vulnerability noted in Raceview, Flinders View, Ipswich (part)- LAF 15.

³² Hazard vulnerability noted in Bundamba, Blackstone, Ebbw Value & Dinmore- LAF 9.

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LEVEL OF GROWTH	LOCAL AREAS (BY SA2)	LIKELY TIMEFRAME OF LIFESPAN CHANGE			TREND WITH DISADVANTAGE	TREND WITH DIVERSITY	AREAS VULNERABLE TO HAZARDS ³³	COMMUNITY ACTIVITIES & SERVICE- DEMAND IMPLICATIONS
		2021-2031	2031-2041	2041+				
	Springfield						As an established suburb, Springfield's median age and avg. household size has reflected a fairly younger community, suggesting older homes on larger lots are likely to be purchased by young families. A mix of younger demographic and middle age/retirees will grow in the latter half of Springfield's suburb maturation. Activities that support children, families and youth engagement and aging in place will be important.	
STABLE AREAS WITH LOW GROWTH	Churchill-Yamato						Flooding ³⁴ Medium to high density planned around the Yamanto shopping centre. With a balance of younger and older households, activities that: <ul style="list-style-type: none"> support children, families youth engagement activities that foster raging in place will be important. With potential flooding vulnerability noted in the SA2, service outreach for community recovery/point of contact with information provision- as part of disaster management. 	
	Goodna				.	..	Flooding ³⁵ Some medium zone likely to occur around Goodna's shopping centre, with current mix of older and young household profile likely to continue. With a balance of younger and older households, activities that: <ul style="list-style-type: none"> support children, families youth engagement activities that foster raging in place will be important. Goodna has a healthy supply of services, ensuring the area has place-based support services.	
	Ipswich-North						Currently average household size has been decreasing, suggesting an aging community. Ipswich North SA2 has land-use growth constraints due to conservation site. However, detached dwellings with big land blocks are likely to attract some young families or couples interested in acreage living. This is likely to create a balance of older and young family households over the next several years. Recreation and group activities for seniors, and children, young people and families will be important.	
	Karalee-Barellan Point						Flooding Karalee- Barellan Point SA2 has a balance of older and young family households, likely to continue as some growth occurs. Some likely activities required include: <ul style="list-style-type: none"> support children, families youth engagement activities that foster raging in place will be important. potential flooding vulnerability noted in the SA2, service outreach for community recovery/point of contact with information provision- as part of disaster management. 	
	Leichhard-One Mile				.	..	Flooding ³⁶ Established area with older and younger households living in Leichhardt-One Mile. Similar to Riverview SA2, the area has a mix of homeowners and rental community including social housing. Riverview's average household size trends were consistent, likely due to the transient nature of renters, likely of younger demographic moving in and out of the area. Some likely activities required include: <ul style="list-style-type: none"> support children, families youth engagement activities that foster raging in place will be important. 	

³³ Vulnerable Hazards study- part of informing studies for Ipswich Plan 2024

³⁴ Hazard vulnerability noted in Churchill LAF 16 including Yamanto, Churchill (part)- LAF 17.

³⁵ Goodna-Gailes LAF 1

³⁶ Hazard vulnerability noted in One Mile, Leichardt, Walkaraka (part)

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							potential flooding vulnerability noted in the SA2, service outreach for community recovery/point of contact with information provision- as part of disaster management
	North Ipswich-Tivoli				.	..	Some densification is anticipated in North Ipswich, suggesting a change in demographic mix, also given the SA2 has been aging as noted in the 10-15 year trends with decline in avg. household size and increase in median age.
	Camira-Gailes						<p>Flooding ³⁷*Camira</p> <p>Established area with older and younger households with previous low growth. With existing large lot homes, Camira-Gailes SA2 are like.</p>
	Riverview				.	..	<p>Flooding</p> <p>Established area with some additional infill- further highlighting older and younger households living in Riverview. With a mix of homeowners and rental community including social housing. Riverview's average household size trends were consistent, likely due to the transient nature of renters, likely of younger demographic moving in and out of the area. Some likely activities required include:</p> <ul style="list-style-type: none"> - support children, families - youth engagement - activities that foster raging in place will be important. <p>potential flooding vulnerability noted in the SA2, service outreach for community recovery/point of contact with information provision- as part of disaster management.</p>

³⁷ Hazard vulnerability noted in Goodna/Gailes- LAF 1.

9.4.1. Level of Community Change

INPUT 1: Level of Community Change



How are local areas changing demographically & projected to change?

1.1. Median age trends from- Change from 2006 to 2016

Based on the City of Ipswich's Housing Strategy 2021 and review of the latest 2021 Census, *Input 1: Level of Community Change* considers:

1. Previous trends such as:
1.1. Median age trends by (ABS Statistical Area 2 or SA2)

1.2. Average household size changes by local areas (ABS SA2s)

1.3. Trends in population growth by local areas (ABS SA2)

2. Likely future projections:
2.1. Age projections by SA2s

2.2. Population projections by LAFs (see Section 9.1.1 for LAFs)

	ABS Statistical Area 2 or SA2s	Median age of persons					Change from **2006 to 2016
		***2021 pr	2016	2011	2006	2001	
Still younger	Redbank Plains	27.6	27	26	29	28	-2
	Ripley	29.1	30	33	31	31	-1
	Springfield Lakes	30.9	29	28	28	n.a	1
	Springfield	31.9	30	28	27	26	3
	Collingwood Park - Redbank	31.1	31	29	31	30	0
	*Augustine Heights-Brookwater	32.8	30.3	30.9	33.5	n.a	-3.2
Mixed age	*Bellbird Park	31.3	30	31	32.5	31	-2.5
	Ipswich - East	39.5	37	36	37	37	0
	Rosewood	38.1	41	38	36	33	5
	Karalee - Barellan Point	37.8	38	36	34	33	4
	Raceview	36.2	33	31	33	31	0
	Brassall	34.1	32	33	35	33	-3
	Bundamba	35.8	32	32	34	35	-2
	Churchill - Yamanto	34.9	32	31	31	31	1
	Goodna	32.7	30	29	29	26	1
	Leichhardt - One Mile	32.3	32	30	31	31	1
Getting older	Ipswich - Central	40.6	38	37	37	36	1
	North Ipswich - Tivoli	40.8	40	38	36	34	4
	Ipswich - North	39.6	37	37	35	33	2

Census of Population and Housing, Timeseries 2001-2016 with Queensland Treasury Population (QGSO) population estimates for 2021. ***2021pr denotes QGSO preliminary population estimates considered in between 2016 and 2021 Census periods.

**please note change in median age reviewed from 2006 because data collection for Springfield Lakes SA2 occurred from 2006 Census onwards.

*denotes SA2 area split from Bellbird Park-Brookwater SA2 to Augustine Heights SA2 & Bellbird Park SA2

INPUT 1: Level of Community Change



How are local areas changing demographically & projected to change?

Based on the City of Ipswich's Housing Strategy 2021 and review of the latest 2021 Census, Input 1: Level of Community Change considers:

- 1. Past trends such as:
 - 1.1. Median age trends by SA2s
 - 1.2. Average household size changes by local areas (ABS Statistical Area 2 or SA2)
 - 1.3. Trends in population growth by local areas (SA2)
- 2. Likely future projections:
 - 2.1. Age projections by SA2s
 - 2.2. Population projections by LAFs (see 9.2.7).

1.2. Average household size changes local areas

SA2 (ABS Statistical Area 2)	2001	2016	2021	Change from 2001 to 2021
Ridley	3.03	2.88	2.82	-0.24
Redbank Plains	3.1	3.18	3.05	0.05
Springfield	3.22	3.18	3.05	-0.17
Springfield Lakes	2.95	3.08	3.04	0.09
Rehline Park - Brinkwater	2.80	3.05	2.90	0.1
Collingwood Park - Redbank	2.81	2.95	2.92	-0.02
Karalee - Barellan Point	2.23	3.05	2.88	-0.25
Quilva	2.85	3.01	2.86	0.01
Rosewood	2.88	2.97	2.94	-0.21
Ipswich - North	3.15	2.90	2.84	0.31
Dumina - Gaitles	2.93	2.82	2.75	-0.18
Churchill - Yambaorta	2.98	2.70	2.7	0.28
Riverview	2.81	2.72	2.62	-0.02
Banview	2.82	2.75	2.62	0.2
Leichhardt - One Mile	2.65	2.65	2.55	-0.08
Rimstall	2.71	2.65	2.52	0.19
Wuchamba	2.7	2.54	2.48	-0.02
North Ipswich - Tivoli	2.66	2.35	2.20	0.27
Ipswich - Central	2.44	2.34	2.27	0.17
Ipswich - East	2.44	2.4	2.32	-0.12

Census of Population and Housing, Timeseries 2001-2021. Prepared by i.d.

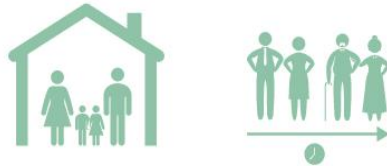
Over the last 20 years, the average household size trends show that some areas are:

Still young & likely to continue to remain young over next 5 to 10 years as growth continues in some of these emerging communities. These are likely to have residents transitioning to middle age/empty nester life stage over next 10+ years

Either aging, or have a mix of older and family households as established suburbs. The balance young & older residents likely to continue due to with some growth & young families buying exst homes.

Likely to gentrify where areas have conc. of low income residents & projected growth. This may lead to some displacement of renters with potential increase in land values & new demographic mix of residents moving in.

INPUT 1: Level of
Community
Change



How are local areas changing demographically & projected to change?

1.3. Trends in population growth by local areas

Based on the City of Ipswich's Housing Strategy 2021 and review of the latest 2021 Census, Input 1: Level of Community Change considers:

1. Past trends such as:

1.1. Median age trends by SA2s

1.2. Average household size changes by local areas (ABS Statistical Area 2 or SA2)

1.3. Trends in population growth by local areas (SA2)

2. Likely future projections:

2.1. Age projections by SA2s

2.2. Population projections by LAFs (see 9.2.3).

Previous growth trends [2001-2021]

	ABS Statistical Area 2 (SA2s)	2021	2016	2001	Pop. change [from 2001 to 2021]	Growth rate [from 2016-2021]
Growing areas	Ripley	12,774	4,624	1,919	10,855	176%
	Rosewood	14,217	11,806	10,556	3,661	20%
	Springfield Lakes	23,526	15,429	10,255	13,271	52%
	Redbank Plains	24,349	19,299	8,889	15,460	26%
	Bellbird Park - Brookwater	18,180	13,763	4,042	14,138	32%
Established areas with additional growth	Karalee - Barellan Point	6,852	5,511	3,932	2,920	24%
	Collingwood Park - Redbank	11,686	8,517	5,300	6,386	37%
	Brassall	12,115	10,898	6,379	5,736	11%
Stable areas with low growth	Bundamba	9,334	8,917	7,339	1,995	5%
	Churchill - Yamanto	6,817	6,768	5,178	1,639	1%
	Ipswich - Central	6,715	6,558	6,556	159	2%
	Ipswich - East	17,975	17,894	16,050	1,925	0%
	Ipswich - North	4,465	4,551	3,185	1,280	-2%
	Riverview - New Chum	3,189	3,073	3,149	40	4%
	Camira - Gables	9,257	9,242	8,844	413	0%
	Leichhardt - One Mile	8,268	7,654	5,404	2,864	8%
	Springfield	7,322	6,772	3,421	3,901	8%
	Goodna	10,885	10,884	6,647	4,238	0%
	North Ipswich - Tivoli	6,416	6,394	5,933	483	0%
Raceview	15,154	15,176	9,708	5,446	0%	

Census of Population and Housing, Timeseries 2001-2021. Prepared by .id.

Low growth rate from 2016 to 2021

INPUT 1: Level of Community Change



How are local areas changing demographically & projected to change?
2.1. Age projections

- Based on the City of Ipswich's Housing Strategy 2021 and review of the latest 2021 Census, Input 1: Level of Community Change considers:
1. Past trends such as:
 - 1.1. Median age trends by SA2s
 - 1.2. Average household size changes by local areas (ABS Statistical Area 2 or SA2)
 - 1.3. Trends in population growth by local areas (SA2)

Proportions based on 2021 Census

	Total children & young people (0-24yrs)	Total Family (25-44 yrs)	Total Middle (45-64yrs)	Total Retirees & Seniors (65 yrs & ov)
Rosewood	31.9%	25.0%	26.0%	16.0%
Drassall	35.8%	25.9%	26.9%	15.1%
Burumbula	32.2%	20.0%	26.0%	14.8%
Churchill - Yamanto	35.5%	28.5%	28.5%	18.1%
Ipswich - Central	29.7%	25.2%	25.2%	17.7%
Ipswich - East	30.1%	25.8%	25.8%	18.5%
Ipswich - North	33.4%	25.4%	23.4%	17.4%
Karalee - Dorelan Point	35.0%	26.4%	21.4%	12.2%
Leichhardt - One Mile	38.1%	27.4%	27.4%	11.9%
North Ipswich - Tivoli	28.0%	26.5%	21.5%	23.0%
Raceview	34.5%	26.6%	26.6%	16.1%
Hipley	40.8%	38.7%	38.7%	4.4%
Riverview	38.5%	24.1%	24.1%	18.8%
Bellbird Park - Ercolowater	39.5%	33.2%	33.2%	6.5%
Camira - Gailles	39.6%	26.5%	26.5%	19.5%
Collingwood Park - Redbank	38.5%	31.2%	31.2%	9.2%
Goodna	38.6%	27.9%	27.9%	11.6%
Redbank Plains	44.0%	31.9%	31.9%	6.6%
Springfield	40.2%	30.2%	30.2%	7.0%
Springfield Lakes	40.5%	38.1%	38.1%	4.7%

2. Likely future projections:
 - 2.1. Age projections by SA2s
 - 2.2. Population projections by LAFs (see 9.2.1).

*Base population is based on 2021 Census age breakdown and the age projections have been extrapolated using Ipswich Population Modelling fig for each projected year upto 2046.

Projected Proportions

2046 Age Projections	Total Children & Young People (0-24yrs)	Total Family (25-44 yrs)	Total Middle (45-64yrs)	Total Retirees & Seniors (65 yrs & ov)
Rosewood	26.5%	26.0%	25.9%	16.0%
Drassall	29.2%	26.9%	21.9%	15.1%
Burumbula	26.3%	20.0%	24.4%	14.8%
Churchill - Yamanto	28.7%	28.5%	23.1%	18.1%
Ipswich - Central	24.8%	25.2%	22.5%	17.7%
Ipswich - East	24.6%	25.8%	25.8%	18.5%
Ipswich - North	27.0%	25.4%	20.8%	17.4%
Karalee - Dorelan Point	28.4%	26.4%	27.5%	12.2%
Leichhardt - One Mile	30.7%	27.4%	22.6%	11.9%
North Ipswich - Tivoli	22.0%	26.5%	21.9%	23.0%
Raceview	27.5%	26.6%	22.9%	16.1%
Hipley	30.1%	38.7%	16.1%	4.4%
Riverview	27.7%	24.1%	23.0%	18.8%
Bellbird Park - Ercolowater	30.8%	33.2%	21.0%	6.5%
Camira - Gailles	26.5%	26.5%	27.4%	19.5%
Collingwood Park - Redbank	31.0%	31.2%	20.0%	9.2%
Goodna	31.0%	27.9%	21.9%	11.6%
Redbank Plains	34.0%	31.9%	21.0%	6.6%
Springfield	32.1%	30.2%	22.6%	7.0%
Springfield Lakes	30.5%	38.1%	15.8%	4.7%

9.4.2. Social Participation Trends














Key summary of expressed views of what the community likes to participate across their life stage.

TYPE OF COMMUNITY ACTIVITIES IDENTIFIED & FACILITY EXAMPLES BASED ON COMMUNITY CONSULTATIONS	RESIDENTS' LIFESTAGE				COMMUNITY SERVICES
	Family households with dependent children (under 12 yrs)	Young people (12+yrs)	Middle aged (50+yrs)	Seniors/retirees (60yrs+)	
Arts & cultural activities e.g.: See a play, singing in a choir, going to the art gallery & library, live entertainment	ü		ü	ü	
Family outdoor activities e.g.: Family picnics, going to parks & playgrounds, socialising with family & going to city events.	ü				
Family friendly events	ü				
Kids science/innovation spaces e.g: Science museum, SPARK Lounge at Queensland State Library.	ü				
Indoor activities e.g.: Martial arts, yoga, gym & dance, team sports & individual physical activities.	ü	ü			
Online gaming e.g.: e-sports		ü			
Socialise & share on other community interests e.g.: creative, learning & teaching opportunities, crafts etc.		ü	ü	ü	
Swimming/water play with shade	ü				
Playgrounds with shade & fences	ü				
Local community hubs: e.g. that enable place-based services, co-delivered with community-based activities, where spaces are culturally safe & safe for young people to engage in.					ü

Source: Strengthening Ipswich Communities consultation 2021-2022.

9.4.3. Internally Referenced Documents:

Commented [FK1]: Please note some of these documents have not been published but were key informing pieces for SICIP. These have put here for quick references.

1. LGIP	1.1. LGIP Key Summary Report for review, options & proposed network *specifically for local areas and catchment review determination for district hubs.	 Ipswich City Council LGIP Land fo
	1.2. LGIP extrinsic material- land for community facilities	 Ipswich City Council LGIP Land fo
2. DEMAND ANALYSIS		
2.1. COMMUNITY CONSULTATIONS	Strengthening Ipswich Communities Community Engagement Final Report 2022	 SICP_CE_21_22 final report Novemb
	Co-design Workshop for facility user perspective and community hub needs.	 Ipswich_Codesign WorkshopReport_B
2.2. CATCHMENT ANALYSIS & LOCAL AREA NEEDS	Neighbourlytics Report with review of social participation in local areas.	 2022_08_22_Ipswich_Final Report- Neighb
2.3 SERVICE NEEDS ANALYSIS	Strengthening Community Engagement	 SICP_CE_21_22 final report Novemb
	Strengthening Services for a resilient community	 220503- Tanya Appleton - 2022 ICC
3. SUPPLY		
3.1. FACILITY CAPACITY & GAP ANALYSIS	Gap analysis survey findings	 PART 1- SUPPORTING DOCU
4. Prioritisation Matrix	Scoring system for local areas	 Attachment 1- Weighted Matrix Sys
5. Data	Data	 Copy of Data Request - Demograp
		 New LGIP Preferred Growth Scenario 4 h

Doc ID No: A9801264

ITEM: 5
SUBJECT: EXERCISE OF DELEGATION REPORT
AUTHOR: MANAGER, DEVELOPMENT PLANNING
DATE: 22 JANUARY 2024

EXECUTIVE SUMMARY

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

RECOMMENDATION

That the Exercise of Delegation report for the period 14 November 2023 to 22 January 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/POLICY BASIS

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

Local Government Act 2009

Planning Act 2016

Economic Development Act 2012

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

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.

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 14 November 2023 to 22 January 2024.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

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

I concur with the recommendations contained in this report.

Brett Davey
GENERAL MANAGER PLANNING AND REGULATORY SERVICES

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



PLANNING AND REGULATORY SERVICES

Development Applications Determined by Authority

Below is a list of Development Applications determined between 15 November 2023 and 22 January 2024

Total number of applications determined - 764

DIVISION 1						
Delegated Authority: 334 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
11545/2023/BR	Active Building Approvals Pty Ltd	58 Kennedy Drive, Redbank Plains	Siting Variation - Carport	21/12/2023	Approved	Building Regulatory Officer
11734/2023/BR	Mr Paul Edwin White	2-8 Leesmore Court, Deebling Heights	Siting variation - Pool Shelter	28/11/2023	Approved	Building Regulatory Officer
12150/2023/BR	Rocket Building Approvals	9 Bruce Street, Redbank Plains	Amenity and Aesthetics - Demolition Dwelling	21/11/2023	Approved	Building Regulatory Officer
12185/2023/BR	Tribeca Homes Pty Ltd	5 Brun Street, Redbank Plains	Siting variation - Dwelling	28/11/2023	Approved	Building Regulatory Officer
12234/2023/BR	Mr Keran Francis Carsburg	17 Jonquil Circuit, Flinders View	Siting variation - Garage and Carport	14/12/2023	Approved	Building Regulatory Officer
12262/2023/BR	Project BA	221 School Road, Redbank Plains	Demolition of a Dwelling	29/11/2023	Approved	Building Regulatory Officer
12359/2023/BR	Precision Building Certification	5 Danbulla Street, South Ripley	Siting Variation - Patio	04/12/2023	Approved	Building Regulatory Officer
12465/2023/BR	Pronto Building Approvals	10 Hibiscus Street, Flinders View	Siting variation - 2 x Patio	05/12/2023	Approved	Building Regulatory Officer
12617/2023/BR	O'Brien Building Consultants	2 Hyperno Close, Raceview	Siting variation - Carport	11/12/2023	Approved	Building Regulatory Officer
12591/2023/BR	Relient Group Pty Ltd	26 Wildey Street, Raceview	Amenity and Aesthetics - Demolition of a building	29/11/2023	Approved	Building Regulatory Officer
12590/2023/BR	Relient Group Pty Ltd	28 Wildey Street, Raceview	Amenity and Aesthetics - Demolition of a building	29/11/2023	Approved	Building Regulatory Officer
12592/2023/BR	Relient Group Pty Ltd	30 Wildey Street, Raceview	Amenity and Aesthetics - Demolition of a Dwelling	29/11/2023	Approved	Building Regulatory Officer
12848/2023/BR	Pronto Building Approvals	13 Rumsey Drive, Raceview	Siting variation - Carport	13/12/2023	Approved	Building Regulatory Officer
12944/2023/BR	Mr Paul Gerard McNamara	30 Harding Street, Raceview	Siting variation - Alterations/Additions	14/12/2023	Approved	Building Regulatory Officer
13239/2023/BR	Mr Morten Hansen	88 Rex Hills Drive, Ripley	Siting Variation - Swimming Pool Fence	21/12/2023	Approved	Building Regulatory Officer
13276/2023/BR	Mr Peter Gordon Robertson	30 Dolben Street, Willowbank	Siting variation - Carport	21/12/2023	Approved	Building Regulatory Officer
13532/2023/BR	Tribeca Homes Pty Ltd	26 Brun Street, Redbank Plains	Siting variation - Dwelling	04/01/2024	Approved	Building Regulatory Officer
5842/2021/BW	Mr Corey Wayne Bartley	22 Michels Street, Ripley	Shed	20/12/2023	Approved	Building Certifier
2125/2022/BW	Miss Michelle Therese Turner	16 Barret Street, Flinders View	House Extension/Renovation and Open Carport	09/01/2024	Approved	Building Certifier
7855/2023/BW	Mr Matthew Thomas Burke	15B Wilkie Avenue, Redbank Plains	New Attached Covered Deck	22/12/2023	Approved	Building Certifier
11098/2023/BW	Mrs Lisa Ann Thomas	15 William Bay Court, South Ripley	The Additions of a Covered Area, Deck, Spa and Spa Fence/Barrier	08/12/2023	Approved	Building Certifier
13185/2022/CA	LHPP Marquee RP Pty Ltd	632 Redbank Plains Road, Redbank Plains	Material Change of Use - Preliminary Approval to vary the effect of the Ipswich Planning Scheme; Reconfiguring a Lot - One (1) lot into 51 residential lots, balance lot, drainage reserve and road	19/12/2023	Approved	Development Assessment East Manager
8658/2017/LDR/J	AW Bidco 6 Pty Limited	7001 Carnarvon Drive, South Ripley	Preparation of legal documentation - Covenant - Providence (North) Stage N12B2	12/12/2023	Approved	Senior Development Planning Compliance Officer
8658/2017/LDR/I	AW Bidco 6 Pty Limited	7001 Carnarvon Drive, South Ripley	Preparation of legal documentation - Covenant - Providence (North) Stage N11B	12/12/2023	Approved	Senior Development Planning Compliance Officer
3215/2022/LDR/A	AW Bidco 6 Pty Limited	307-443 Barrams Road, White Rock	Preparation of legal documentation - Easement & Other	12/12/2023	Approved	Senior Planner (Development)
6493/2019/MAEXT/C	AV Jennings Properties Limited	7001 Grampian Drive, Deebling Heights	Extension to Currency Period Application - Road work, Stormwater, Drainage work, Earthworks, Landscaping, Signage and Clearing vegetation	04/12/2023	Approved	Engineering Delivery West Manager
102/2019/MAEXT/C	AV Jennings	7001 Grampian Drive, Deebling Heights	Extension to Currency Period Application - Streetscape and Landscaping	19/12/2023	Approved	Engineering Delivery West Manager
3138/2022/MAMC/B	Beca	117-155 Swanbank Coal Road, Swanbank	Minor Change - Material Change of Use for Special Industry (Beverage Manufacturing Facility); Material Change of Use for Environmentally Relevant Activity (ERA) 8 – storing more than 500m3 of chemicals of class C1 or C2 combustible liquids under AS1940 or dangerous goods class 3 Material Change of Use for Environmentally Relevant Activity; (ERA) 23 – Bottling or canning 200 tonnes or more of food in a year	17/11/2023	Approved	Development Assessment West Manager
945/2017/MAMC/A	Boral Resources (Qld) Pty Ltd	79-153 T Morrows Road, Peak Crossing	Minor Change - Material Change Of Use (Continuing Operation of an Existing Extractive Industry Operation); Extension to Currency Period Application - Material Change of Use (Continuing Operation of an Existing Extractive Industry Operation)	21/11/2023	Approved	Development Assessment West Manager
5060/2015/MAMC/B	Jilrift Pty Ltd	617 Grandchester Mt Mort Road, Grandchester	Minor Change - Community Use (Wildlife Education Facility) and Intensive Animal Husbandry (Wildlife Breeding) - Smart eDA	12/01/2024	Approved	Development Assessment West Manager

DIVISION 1						
Delegated Authority: 334 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
10529/2019/MAPDA/B	CLAG Pty Ltd	33-37 Fischer Road, Flinders View	Amendment Application: Reconfiguring a Lot - Five (5) Lots into Five Hundred and Twenty (520) Lots (consisting of 511 Residential lots, 1 future Child Care Centre lot, 1 Neighbourhood Recreation Park lot, 1 Linear Park lot and 6 Drainage Reserve lots) and New Roads Material Change of use - Plan of Development (POD) for a House over Four Hundred and Seventy-Seven (477) Residential Lots and Multiple Residential over Thirty-Four (34) Residential Lots	19/01/2024	Approved	Development Assessment West Manager
967/2020/MAPDA/A	Monterea 131 Pty Ltd	131 Binnies Road, Ripley	Amendment Application: Reconfiguring a Lot - One (1) lot into up to 183 lots (including 1 balance lot), new road and drainage; Material Change of Use - Residential uses in accordance with a Plan of Development (POD)	22/12/2023	Approved	Development Assessment West Manager
8658/2017/MAPDA/F	Stockland Development Pty Limited	7001 Carnarvon Drive, South Ripley	Amendment Application - Reconfiguring a lot (Including Plan of Development) for 272 residential allotments, 1 balance allotment, drainage and road over multiple stages	24/11/2023	Approved	Development Assessment West Manager
12574/2022/MCU	No 88 Pty Ltd	183-199 Kruger Parade, Redbank Plains	Material Change of Use - Business Use, Recreation Use, Service/Trades Use, General Industry – Mixed Use Complex	24/11/2023	Approved	Development Assessment East Manager
8775/2023/MCU	Metricon Homes Pty Ltd	466-474 Ipswich Boonah Road, Purga	Material Change of Use - Single Residential in a Rural A Zone and where affected by a Development Constraints Overlay (ANEF Noise Contours)	24/11/2023	Approved	Senior Planner (Development)
8779/2023/MCU	Metricon Homes Pty Ltd	432-436 Ipswich Boonah Road, Purga	Material Change of Use - Single Residential in a Rural A Zone and where affected by a Development Constraints Overlay (ANEF Noise Contours)	28/11/2023	Approved	Senior Planner (Development)
12573/2023/MCU	Mr Peter Small	160 Mt Walker West Road, Lower Mount Walker	Material Change of Use - Dual Occupancy (Relative's Accommodation)	05/01/2024	Approved	Senior Planner (Development)
12610/2023/MCU	Mr Cade Michael Howard	740-762 Middle Road, Purga	Material Change of Use - Dual Occupancy	15/12/2023	Approved	Senior Planner (Development)
3215/2022/NAME/A	AW Bidco 6 Pty Limited	254 Barrams Road, White Rock	Road Naming and Re-naming	23/11/2023	Approved	Senior Development Planning Compliance Officer
40/2015/NAME/AA	AW Bidco 6 Pty Limited	7000 Parkway Avenue, South Ripley	Continuation of an Existing Road - Providence (Stage 43)	09/01/2024	Approved	Senior Development Planning Compliance Officer
40/2015/NAME/AB	AW Bidco 6 Pty Limited	7005 Barrams Road, South Ripley	Road Naming - Extension of road - Providence - Stage 51E	12/01/2024	Approved	Senior Development Planning Compliance Officer
11346/2023/OD	The Child Care Company Pty Ltd	225 School Road, Redbank Plains	Advertising Devices - Three (3) wall signs and two (2) fence signs	16/11/2023	Approved	Senior Planner (Development)
13224/2023/OD	MG Land Pty Ltd	63 Watercress Boulevard, Redbank Plains	Carrying out Operational Works - Advertising Device (Billboard)	16/01/2024	Approved	Development Assessment East Manager
6642/2023/OW	Baycrown Pty Ltd	7001 Soho Drive, Deebing Heights	Rate 3 Streetlighting - Highgrove Estate Stage 2	27/11/2023	Approved	Engineering Delivery West Manager
6647/2023/OW	Baycrown Pty Ltd	7001 Soho Drive, Deebing Heights	Rate 3 Streetlighting - Highgrove Estate Stage 3	27/11/2023	Approved	Engineering Delivery West Manager
9258/2023/OW	Peet No 119 Pty Ltd	7002 Sunbird Drive, Redbank Plains	Landscaping - Eden's Crossing Stage 26	07/12/2023	Approved	Engineering Delivery East Manager
9788/2023/OW	Pacific Mt Gravatt Pty Ltd	7002 Junction Drive, Redbank Plains	Road Work, Stormwater, Earthworks - The Junction Stage 2	20/12/2023	Approved	Engineering Delivery East Manager
9793/2023/OW	Vee Design	148-208 Swanbank Coal Road, Swanbank	Landscaping - New Gen Business Park Stage 1	16/11/2023	Approved	Engineering Delivery East Manager
10362/2023/OW	Andrew Gold Landscape Architecture	7002 Junction Drive, Redbank Plains	Landscaping	16/11/2023	Approved	Engineering Delivery East Manager
11153/2023/OW	Peet No. 119 Pty Ltd	7001 Sunbird Drive, Redbank Plains	Landscaping - Edens Crossing Stage 17	28/11/2023	Approved	Engineering Delivery East Manager
11632/2023/OW	CA 3 Pty Ltd	7003 Diamond Way, Redbank Plains	Road Work & Stormwater	11/01/2024	Approved	Engineering Delivery East Manager
11727/2023/OW	Christian Community Ministries Property Ltd	227-243 School Road, Redbank Plains	Internal works - Road work, Stormwater work and Earthworks - Stage 16 - Staines Memorial College	15/01/2024	Approved	Engineering Delivery East Manager
19942/2021/PDA	Stockland Development Pty Limited	307-443 Barrams Road, White Rock	Priority Development Area - Multiple Residential - Relocatable Home Park (up to 260 Dwellings)	14/12/2023	Approved	Development Assessment West Manager
7497/2022/PDA	Griffith Group Ripley Pty Ltd	7000 Binnies Road, Ripley	Material Change of Use - Service Station, Fast Food Premises x 2, Indoor Sport and Recreation (Swim School), Service Industry (Car Wash, Tyre Repair Station) and Child Care Centre; and Reconfiguring a Lot (One (1) lot into Six (6) Community Title Lots and Common Property)	21/11/2023	Approved	Development Assessment West Manager
5399/2023/PDA	SEG Land Holdings Pty Ltd	123 Binnies Road, Ripley	Priority Development Area - Reconfiguring a Lot - Two (2) Lots into 23 Residential Lots and New Road; Material Change of Use - Plan of Development (POD) for a House over Twenty-Three (23) Residential Lots	22/12/2023	Approved	Development Assessment West Manager
10701/2023/PDA	AW Bidco 6 Pty Limited	7001 Greenview Avenue, South Ripley	Priority Development Area - Reconfiguring a Lot - One (1) Lot into Nine (9) Lots; and a Material Change of Use - Residential Uses in accordance with a Plan of Development (POD)	22/12/2023	Approved	Development Assessment West Manager

DIVISION 1						
Delegated Authority: 334 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
10710/2023/PDA	AW Bidco 6 Pty Limited	39 Harmony Crescent, South Ripley	Priority Development Area - Reconfiguring a Lot - One (1) Lot into Seven (7) Lots; and a Material Change of Use - Residential Uses in accordance with a Plan of Development (POD)	22/12/2023	Approved	Development Assessment West Manager
12053/2023/PDA	Stockland Development Pty Limited	7000 Parkway Avenue, South Ripley	Priority Development Area - Advertising Device - One (1) Wall Sign	21/12/2023	Approved	Senior Planner (Development)
12507/2023/PDA	Stockland Development Pty Limited	3 Musgrave Street, South Ripley	Reconfiguring a Lot - Boundary Realignment (Two (2) Lots into Two (2) Lots)	12/01/2024	Approved	Principal Planner
12642/2023/PDA	Deebing Heights Land Partners Pty Ltd	152-280 Grampian Drive, Deebing Heights	Priority Development Area - Other Development - Advertising Devices - three (3) fence signs	12/01/2024	Approved	Senior Planner (Development)
7787/2023/PDAECA	CUSP Landscape Architecture	7000 Parkway Avenue, South Ripley	Compliance Endorsement Condition 16 Open Space Landscape Works – Southern Wetlands	01/12/2023	Approved	Engineering Delivery West Manager
9058/2023/PDAECA	Stockland Developments Pty Ltd	170 Barrams Road, White Rock	Compliance Assessment/ Preconstruction acknowledgment – Barrams Reach Condition 21(a) Rehabilitation	07/12/2023	Approved	Environment Assessment Manager
9984/2023/PDAECA	KN Group Pty Ltd	Lot 207 Unnamed Road, Deebing Heights	Compliance Assessment Condition 20 Streetscape Works - Botanica Stage 7	16/11/2023	Approved	Engineering Delivery West Manager
10283/2023/PDAECA	Stockland	40 Harmony Crescent, South Ripley	Compliance Assessment – Providence Parade Footpath and Cycle Track Augmentation	21/11/2023	Approved	Engineering Delivery West Manager
10393/2023/PDAECA	CUSP Landscape Architecture	7005 Barrams Road, South Ripley	Compliance Assessment – Providence Stage 51E Condition 17(a) Streetscape Works	23/11/2023	Approved	Engineering Delivery West Manager
10531/2023/PDAECA	HB Doncaster Pty Ltd	275-293 Montereia Road, Ripley	Compliance Assessment – Bellevue Ripley Stage 11 Condition 33(a) Streetscape Works	15/11/2023	Approved	Engineering Delivery West Manager
10555/2023/PDAECA	CV Infrastructure Services Pty Ltd	7006 Barrams Road, South Ripley	Compliance Assessment – Providence Stage 59A Condition 22 Streetlighting	01/12/2023	Approved	Engineering Delivery West Manager
10870/2023/PDAECA	Stockland	776 Ripley Road, South Ripley	Compliance Assessment – Providence Parade and Ripley Road Intersection Upgrade Condition 17(a) Streetscape Works	28/11/2023	Approved	Engineering Delivery West Manager
10869/2023/PDAECA	Ripley Road Land Investments Pty Ltd	7001 Glassey Parade, Ripley	Compliance Assessment – Hayfield Stage 10 Condition 22(a) Streetscape Works	22/11/2023	Approved	Engineering Delivery West Manager
10868/2023/PDAECA	Ripley Road Land Investments Pty Ltd	7001 Glassey Parade, Ripley	Compliance Assessment – Hayfield Stage 10 Linear Park Condition 21(a) Open Space	22/11/2023	Approved	Engineering Delivery West Manager
11074/2023/PDAECA	Arcadis Australia Pacific Pty Ltd	254 Barrams Road, White Rock	Montview Ripley Valley Compliance Endorsement – Condition 25(a) Stormwater Quantity and Flooding - Basin C	11/01/2024	Approved	Acting Senior Development Engineer
12407/2023/PDAECA	CV Infrastructure Services Pty Ltd	7000 Parkway Avenue, South Ripley	Compliance Assessment – Providence Estate Stages 43-45 Condition 22 Streetlighting	17/01/2024	Approved	Engineering Delivery West Manager
12940/2023/PDAECA	HB Doncaster Pty Ltd	7002 Sunny Crescent, Ripley	Compliance Assessment - Condition 30 – Geomorphic Assessment	18/01/2024	Approved	Environment Assessment Manager
1931/2023/PDAEE	Satterley Ripley Pty Ltd	7000 Binnies Road, Ripley	Compliance Assessment – Ripley Valley Stages 9, 10 and 13 Condition 18(a) Roadworks	23/11/2023	Approved	Engineering Delivery West Manager
4676/2023/PDAEE	Urban Engineering Solutions	Lot 209 Melrose Drive, Flinders View	Compliance Assessment – Ripley View Stages 1-3 Condition 25(c) Roadworks – Josie Street, 25(e) Roadworks – Josie St/Boylard Wy/Carpenter Dr Intersection and 25(g) Boyland Way Western Section	30/11/2023	Approved	Acting Senior Development Engineer
4682/2023/PDAEE	Arcadis Australia Pacific Pty Ltd	Lot 209 Melrose Drive, Flinders View	Compliance Assessment – Ripley View Stages 1-3 Condition 23(a) Retaining Walls and Fencing and Condition 26(a) Earthworks	01/12/2023	Approved	Acting Senior Development Engineer
6462/2023/PDAEE	Engeny Australia Pty Ltd	7000 Parkway Avenue, South Ripley	Compliance Assessment - Providence Southern Integrated Stormwater Treatment System	01/12/2023	Approved	Acting Senior Development Engineer
7469/2023/PDAEPC	KN Group Pty Ltd	7000 Parkway Avenue, South Ripley	Providence North Stage 45 - Earthworks, Road and Stormwater Drainage	15/11/2023	Approved	Acting Senior Development Engineer
8910/2023/PDAEPC	OSKA Civil Consultants	7002 Northridge Road, White Rock	Whiterock Precinct 3 Stage 9 – Earthworks, Roadworks and Stormwater Drainage	23/11/2023	Approved	Acting Senior Development Engineer
9303/2023/PDAEPC	OSKA Civil Consultants	7002 Northridge Road, White Rock	Whiterock Stages 9-16 - Bulk Earthworks	15/12/2023	Approved	Acting Senior Development Engineer
10460/2023/PDAEPC	ACS Consult Pty Ltd	172-198 Barrams Road, White Rock	Providence Barrams Reach – Bulk Earthworks Phase 2	30/11/2023	Approved	Acting Senior Development Engineer
10559/2023/PDAEPC	Ripley Projects Pty Ltd	7001 Glassey Parade, Ripley	Hayfield Stage 10 – Earthworks, Roadworks and Stormwater Drainage	21/11/2023	Approved	Senior Development Engineer
11757/2023/PDAEPC	KN Group Pty Ltd	7001 Carnarvon Drive, South Ripley	Providence North Stage N14B – Earthworks, Retaining Walls and Acoustic Barrier Works	17/01/2024	Approved	Acting Senior Development Engineer
11935/2023/PDAEPC	ACS Consult Pty Ltd	170 Barrams Road, White Rock	Barrams Reach Stage 2 Civil Works Preconstruction	21/12/2023	Approved	Acting Senior Development Engineer
11934/2023/PDAEPC	ACS Consult Pty Ltd	307-443 Barrams Road, White Rock	Barrams Reach Stage 1 Civil Works Preconstruction	10/01/2024	Approved	Acting Senior Development Engineer
11946/2023/PDAEPC	ACS Consult Pty Ltd	170 Barrams Road, White Rock	Barrams Reach Stage 3 Civil Works Preconstruction	21/12/2023	Approved	Acting Senior Development Engineer
11947/2023/PDAEPC	ACS Consult Pty Ltd	170 Barrams Road, White Rock	Barrams Reach Stage 5 Civil Works Preconstruction	21/12/2023	Approved	Acting Senior Development Engineer
11997/2023/PDAEPC	OSKA Civil Consultants	7002 Northridge Road, White Rock	Whiterock, Ripley Development – Precinct 3 – Stage 10 Civil Pre-Construction	15/11/2023	Approved	Acting Senior Development Engineer
12634/2023/PDAEPC	Colliers Engineering and Design	7001 Rhea De Wit Drive, Ripley	Ripley Valley Roadworks, Stormwater Drainage - Stage 5A	08/12/2023	Approved	Engineering Planning West Manager

DIVISION 1						
Delegated Authority: 334 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
13660/2023/PDAEPC	ACS Consult Pty Ltd	170 Barrams Road, White Rock	Providence Barrams Reach Waterway Reconstruction and Stormwater Quality Treatment	18/01/2024	Approved	Acting Senior Development Engineer
44/2024/PDAEPC	ACS Consult Pty Ltd	7005 Barrams Road, South Ripley	Barrams Road Ch50-450 - Streetscape Works	10/01/2024	Approved	Acting Senior Development Engineer
11330/2023/PFT	GMA Certification Group Pty Ltd	27 Aspire Street, Ripley	Single Dwelling	27/11/2023	Approved	Plumbing Inspector
11328/2023/PFT	GMA Certification Group Pty Ltd	26 Aspire Street, Ripley	Single Dwelling	27/11/2023	Approved	Plumbing Inspector
11513/2023/PFT	Checkpoint Building Surveyors	23 Bloomfield Mews, Ripley	Single Dwelling	28/11/2023	Approved	Plumbing Inspector
11590/2023/PFT	Checkpoint Building Surveyors	59 Bloomfield Mews, Ripley	Single Dwelling	15/11/2023	Approved	Plumbing Inspector
12081/2023/PFT	The Brick Matrix Pty Ltd	38 Horizon Street, Ripley	Single Dwelling	15/11/2023	Approved	Plumbing Inspector
12077/2023/PFT	Kallibr Homes	26 Beaming Road, Ripley	Single Dwelling	15/11/2023	Approved	Plumbing Inspector
12083/2023/PFT	Metricon Homes Pty Ltd	4 Garner Street, White Rock	Single Dwelling	16/11/2023	Approved	Plumbing Inspector
12082/2023/PFT	Checkpoint Building Surveyors	53 Sunny Crescent, Ripley	Single Dwelling	15/11/2023	Approved	Plumbing Inspector
12072/2023/PFT	TJB Building Certifiers	5 Kenely Street, Ripley	Single Dwelling	15/11/2023	Approved	Plumbing Inspector
12084/2023/PFT	Checkpoint Building Surveyors	52 Dobbie Crescent, Ripley	Single Dwelling	16/11/2023	Approved	Plumbing Inspector
12094/2023/PFT	Kallibr Homes	20 Beaming Road, Ripley	Single Dwelling	16/11/2023	Approved	Plumbing Inspector
12103/2023/PFT	Checkpoint Building Surveyors	45 Bloomfield Mews, Ripley	Single Dwelling	16/11/2023	Approved	Plumbing Inspector
12095/2023/PFT	Kallibr Homes	2 Mazeppa Street, South Ripley	Single Dwelling	16/11/2023	Approved	Plumbing Inspector
12119/2023/PFT	Metricon Homes Pty Ltd	1 Lang Street, White Rock	Single Dwelling	16/11/2023	Approved	Plumbing Inspector
12107/2023/PFT	Apex Certification & Consulting	137 Sunbird Drive, Redbank Plains	Single Dwelling	16/11/2023	Approved	Plumbing Inspector
12136/2023/PFT	Plantation Homes	36 Wallaroo Crescent, Ripley	Single Dwelling	17/11/2023	Approved	Plumbing Inspector
12146/2023/PFT	Coral Homes QLD Pty Ltd	55 Bloomfield Mews, Ripley	Single Dwelling	17/11/2023	Approved	Plumbing Inspector
12144/2023/PFT	FRD Homes	5 Binking Street, Ripley	Single Dwelling	17/11/2023	Approved	Plumbing Inspector
12118/2023/PFT	Platinum Building Approvals	147 Sunbird Drive, Redbank Plains	Single Dwelling	16/11/2023	Approved	Plumbing Inspector
12179/2023/PFT	Tribeca Homes Pty Ltd	5 Brun Street, Redbank Plains	Single Dwelling	17/11/2023	Approved	Plumbing Inspector
12181/2023/PFT	The Brick Matrix Pty Ltd	11 Explorers Road, White Rock	Single Dwelling	17/11/2023	Approved	Plumbing Inspector
12232/2023/PFT	Checkpoint Building Surveyors	27 Bloomfield Mews, Ripley	Single Dwelling	20/11/2023	Approved	Plumbing Inspector
12227/2023/PFT	Burbank Homes	26 Auburn Crescent, Ripley	Single Dwelling	20/11/2023	Approved	Plumbing Inspector
12215/2023/PFT	Apex Certification & Consulting Pty Ltd	18 Aspire Street, Ripley	Single Dwelling	20/11/2023	Approved	Plumbing Inspector
12223/2023/PFT	Apex Certification & Consulting	17 Aspire Street, Ripley	Single Dwelling	20/11/2023	Approved	Plumbing Inspector
12275/2023/PFT	Mr Garry Michael Moir	15 Palmerston Street, Ripley	Single Dwelling	21/11/2023	Approved	Plumbing Inspector
12286/2023/PFT	Checkpoint Building Surveyors	18 Sprightly Street, Ripley	Single Dwelling	21/11/2023	Approved	Plumbing Inspector
12273/2023/PFT	Premier Build Pty Ltd	22 Gillies Way, South Ripley	Single Dwelling	20/11/2023	Approved	Plumbing Inspector
12282/2023/PFT	Clarendon Homes (Qld) Pty Ltd	41 Treadwell Road, White Rock	Single Dwelling	23/11/2023	Approved	Plumbing Inspector
12256/2023/PFT	Platinum Building Approvals	143 Sunbird Drive, Redbank Plains	Single Dwelling	20/11/2023	Approved	Plumbing Inspector
12287/2023/PFT	Checkpoint Building Surveyors	40 Wallaroo Crescent, Ripley	Single Dwelling	21/11/2023	Approved	Plumbing Inspector
12258/2023/PFT	Coral Homes QLD Pty Ltd	22 Sprightly Street, Ripley	Single Dwelling	20/11/2023	Approved	Plumbing Inspector
12289/2023/PFT	Checkpoint Building Surveyors	21 Aspire Street, Ripley	Single Dwelling	21/11/2023	Approved	Plumbing Inspector
12281/2023/PFT	Checkpoint Building Surveyors	52 Bloomfield Mews, Ripley	Single Dwelling	21/11/2023	Approved	Plumbing Inspector
12264/2023/PFT	Avia Homes Australia Pty Ltd	19 Auburn Crescent, Ripley	Single Dwelling	20/11/2023	Approved	Plumbing Inspector
12248/2023/PFT	The Brick Matrix Homes	40 Horizon Street, Ripley	Single Dwelling	20/11/2023	Approved	Plumbing Inspector
12337/2023/PFT	The Brick Matrix Homes	9 Rosy Street, Ripley	Single Dwelling	21/11/2023	Approved	Plumbing Inspector
12306/2023/PFT	Fluid Building Approvals	5 Quinn Street, Ripley	Single Dwelling	21/11/2023	Approved	Plumbing Inspector
12358/2023/PFT	Fluid Building Approvals	23 Wallaroo Crescent, Ripley	Single Dwelling	22/11/2023	Approved	Plumbing Inspector
12392/2023/PFT	Tribeca Homes Pty Ltd	8 Quinn Street, Ripley	Single Dwelling	23/11/2023	Approved	Plumbing Inspector
12376/2023/PFT	GMA Certification Group	24 Beaming Road, Ripley	Single Dwelling - Class 1a	23/11/2023	Approved	Plumbing Inspector

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Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
12435/2023/PFT	Checkpoint Building Surveyors	8 Musgrave Street, South Ripley	Single Dwelling	24/11/2023	Approved	Plumbing Inspector
12434/2023/PFT	Ingenious Homes	151 Sunbird Drive, Redbank Plains	Single Dwelling	24/11/2023	Approved	Plumbing Inspector
12423/2023/PFT	Fluid Building Approvals	12 Mallee Street, Redbank Plains	Single Dwelling	24/11/2023	Approved	Plumbing Inspector
12476/2023/PFT	The Brick Matrix Pty Ltd	54 Horizon Street, Ripley	Single Dwelling	27/11/2023	Approved	Plumbing Inspector
12479/2023/PFT	Fluid Building Approvals	22 Quinn Street, Ripley	Single Dwelling	27/11/2023	Approved	Plumbing Inspector
12494/2023/PFT	Burbank Homes	22 Seymour Way, White Rock	Single Dwelling	27/11/2023	Approved	Plumbing Inspector
12509/2023/PFT	Platinum Building Approvals Pty Ltd	61 Dobbie Crescent, Ripley	Single Dwelling	27/11/2023	Approved	Plumbing Inspector
12561/2023/PFT	Silkwood Homes Pty Ltd	22 Beaming Road, Ripley	Single Dwelling	16/01/2024	Approved	Plumbing Inspector
12582/2023/PFT	Hallmark Homes Pty Ltd	42 Wallaroo Crescent, Ripley	Single Dwelling	30/11/2023	Approved	Plumbing Inspector
12543/2023/PFT	Avia Homes Australia Pty Ltd	67 Sunrise Street, Ripley	Single Dwelling	28/11/2023	Approved	Plumbing Inspector
12544/2023/PFT	Ingenious Homes	155 Sunbird Drive, Redbank Plains	Single Dwelling	28/11/2023	Approved	Plumbing Inspector
12614/2023/PFT	Devcon Building Co Pty Ltd	63 Tempo Drive, Ripley	Single Dwelling	30/11/2023	Approved	Plumbing Inspector
12615/2023/PFT	Maybach QLD Pty Ltd	73 Dobbie Crescent, Ripley	Single Dwelling	30/11/2023	Approved	Plumbing Inspector
12589/2023/PFT	Checkpoint Building Surveyors	37 Wallaroo Crescent, Ripley	Single Dwelling	30/11/2023	Approved	Plumbing Inspector
12647/2023/PFT	The Brick Matrix Homes	22 Zinnia Way, Ripley	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12672/2023/PFT	Sandsky Constructions Pty Ltd	17 Musgrave Street, South Ripley	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12652/2023/PFT	TJB Building Certifiers Pty Ltd	41 Wallaroo Crescent, Ripley	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12646/2023/PFT	Clarendon Homes (Qld) Pty Ltd	34 Auburn Crescent, Ripley	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12628/2023/PFT	Devcon Building Co Pty Ltd	37 Glassey Parade, Ripley	Single Dwelling	01/12/2023	Approved	Plumbing Inspector
12687/2023/PFT	Silkwood Homes Pty Ltd	1 Mallee Street, Redbank Plains	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12733/2023/PFT	Brighton Homes Queensland	58 Bloomfield Mews, Ripley	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12741/2023/PFT	Plantation Homes	6 Daylily Way, Ripley	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12811/2023/PFT	Fluid Building Approvals	5 Chorus Crescent, Ripley	Single Dwelling	05/12/2023	Approved	Plumbing Inspector
12807/2023/PFT	Clarendon Homes QLD Pty Ltd	5 Musgrave Street, South Ripley	Single Dwelling	05/12/2023	Approved	Plumbing Inspector
12760/2023/PFT	Checkpoint Building Surveyors	11 Dobbie Crescent, Ripley	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12770/2023/PFT	The Brick Matrix Homes	63 Sunny Crescent, Ripley	Single Dwelling	05/12/2023	Approved	Plumbing Inspector
12762/2023/PFT	Creation Homes (Qld) Pty Ltd	33A Cambridge Way, Ripley	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12866/2023/PFT	Checkpoint Building Surveyors	4 Steele Lane, White Rock	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12845/2023/PFT	Fluid Building Approvals	44 Wallaroo Crescent, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12874/2023/PFT	Checkpoint Building Surveyors	21 Beaming Road, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12826/2023/PFT	Burbank Homes	28 Beaming Road, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12840/2023/PFT	Brighton Homes Queensland	31 Bloomfield Mews, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12822/2023/PFT	Apex Certification And Consulting	18 Beaming Road, Ripley	Single Dwelling	05/12/2023	Approved	Plumbing Inspector
12827/2023/PFT	Fortitude Homes Pty Ltd	8 Honeycomb Street, Ripley	Single Dwelling	05/12/2023	Approved	Plumbing Inspector
12819/2023/PFT	Fortitude Homes Pty Ltd	10 Honeycomb Street, Ripley	Single Dwelling	05/12/2023	Approved	Plumbing Inspector
12828/2023/PFT	Fortitude Homes	32 Rosa Street, Ripley	Single Dwelling	05/12/2023	Approved	Plumbing Inspector
12829/2023/PFT	Fortitude Homes Pty Ltd	36 Rosa Street, Ripley	Single Dwelling	05/12/2023	Approved	Plumbing Inspector
12830/2023/PFT	Fortitude Homes Pty Ltd	12 Daylily Way, Ripley	Single Dwelling	05/12/2023	Approved	Plumbing Inspector
12870/2023/PFT	Checkpoint Building Surveyors	11 Daylily Way, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12820/2023/PFT	Fortitude Homes Pty Ltd	15 Daylily Way, Ripley	Single Dwelling	05/12/2023	Approved	Plumbing Inspector
12831/2023/PFT	Fortitude Homes	46 Rosa Street, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12835/2023/PFT	Fortitude Homes Pty Ltd	44 Rosa Street, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12836/2023/PFT	Fortitude Homes Pty Ltd	42 Rosa Street, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12838/2023/PFT	Fortitude Homes	40 Rosa Street, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector

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12873/2023/PFT	Fortitude Homes Pty Ltd	1 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12901/2023/PFT	Silkwood Homes Pty Ltd	9 Delvin Street, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12934/2023/PFT	Brighton Homes Queensland	49 Lively Street, Ripley	Single Dwelling	07/12/2023	Approved	Plumbing Inspector
12923/2023/PFT	The Brick Matrix Pty Ltd	55 Sunny Crescent, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12896/2023/PFT	Burbank Homes	18 Quinn Street, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12935/2023/PFT	Creation Homes (QLD) Pty Ltd	31B Cambridge Way, Ripley	Single Dwelling	08/12/2023	Approved	Plumbing Inspector
12915/2023/PFT	Creation Homes (QLD) Pty Ltd	35A Cambridge Way, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12918/2023/PFT	Creation Homes (QLD) Pty Ltd	35 Cambridge Way, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12881/2023/PFT	Fortitude Homes	3 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12885/2023/PFT	Fortitude Homes Pty Ltd	5 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12884/2023/PFT	Fortitude Homes	7 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12886/2023/PFT	Fortitude Homes	9 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12897/2023/PFT	Fortitude Homes	11 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12904/2023/PFT	Fortitude Homes Pty Ltd	13 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12888/2023/PFT	Fortitude Homes	15 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12907/2023/PFT	Fortitude Homes	17 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12908/2023/PFT	Fortitude Homes Pty Ltd	19 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12909/2023/PFT	Fortitude Homes	21 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12912/2023/PFT	Fortitude Homes	23 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12887/2023/PFT	Fortitude Homes Pty Ltd	25 Lemon Myrtle Lane, Ripley	Single Dwelling	07/12/2023	Approved	Plumbing Inspector
12913/2023/PFT	Fortitude Homes Pty Ltd	27 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12917/2023/PFT	Fortitude Homes Pty Ltd	24 Copperpod Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12920/2023/PFT	Fortitude Homes Pty Ltd	16 Copperpod Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12919/2023/PFT	Fortitude Homes Pty Ltd	4 Copperpod Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12921/2023/PFT	Fortitude Homes	20 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12925/2023/PFT	Fortitude Homes Pty Ltd	18 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12926/2023/PFT	Fortitude Homes	16 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12927/2023/PFT	Fortitude Homes	14 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12928/2023/PFT	Fortitude Homes Pty Ltd	12 Lemon Myrtle Lane, Ripley	Single Dwelling	07/12/2023	Approved	Plumbing Inspector
12924/2023/PFT	Fortitude Homes	8 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12929/2023/PFT	Fortitude Homes	6 Lemon Myrtle Lane, Ripley	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12932/2023/PFT	Fortitude Homes	4 Lemon Myrtle Lane, Ripley	Single Dwelling	07/12/2023	Approved	Plumbing Inspector
12933/2023/PFT	Fortitude Homes Pty Ltd	2 Lemon Myrtle Lane, Ripley	Single Dwelling	07/12/2023	Approved	Plumbing Inspector
12996/2023/PFT	Torsion Homes Pty Ltd	33 Harvey Way, South Ripley	Single Dwelling	08/12/2023	Approved	Plumbing Inspector
12955/2023/PFT	Burbank Homes C/- Suncoast Building Approvals	50 Bloomfield Mews, Ripley	Single Dwelling	07/12/2023	Approved	Plumbing Inspector
12958/2023/PFT	Karston Homes Pty Ltd	24 Auburn Crescent, Ripley	Single Dwelling	07/12/2023	Approved	Plumbing Inspector
13023/2023/PFT	Tribeca Homes Pty Ltd	16 Brun Street, Redbank Plains	Single Dwelling	11/12/2023	Approved	Plumbing Inspector
13043/2023/PFT	Fluid Building Approvals	21 Chorus Crescent, Ripley	Single Dwelling	11/12/2023	Approved	Plumbing Inspector
13046/2023/PFT	Approveit Building Certification Pty Ltd	7 Gawler Street, South Ripley	Single Dwelling	11/12/2023	Approved	Plumbing Inspector
13028/2023/PFT	Clarendon Homes QLD Pty Ltd	8 Webster Street, White Rock	Single Dwelling	11/12/2023	Approved	Plumbing Inspector
13001/2023/PFT	Platinum Building Approvals	4 Mallee Street, Redbank Plains	Single Dwelling	08/12/2023	Approved	Plumbing Inspector
13026/2023/PFT	Coral Homes QLD Pty Ltd	24 Aspire Street, Ripley	Single Dwelling	11/12/2023	Approved	Plumbing Inspector
13143/2023/PFT	REII Building Certification	73 Danbulla Street, South Ripley	Single Dwelling	12/12/2023	Approved	Plumbing Inspector

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Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
13136/2023/PFT	Tribeca Homes Pty Ltd	26 Brun Street, Redbank Plains	Single Dwelling	12/12/2023	Approved	Plumbing Inspector
13084/2023/PFT	Ingenious Homes	6 Thorpe Street, White Rock	Single Dwelling	15/12/2023	Approved	Plumbing Inspector
13119/2023/PFT	Hallmark Homes Pty Ltd	17 Quinn Street, Ripley	Single Dwelling	11/12/2023	Approved	Plumbing Inspector
13162/2023/PFT	Checkpoint Building Surveyors	19 Beaming Road, Ripley	Single Dwelling	13/12/2023	Approved	Plumbing Inspector
13120/2023/PFT	Creation Homes (QLD) Pty Ltd	31 Cambridge Way, Ripley	Single Dwelling	11/12/2023	Approved	Plumbing Inspector
13105/2023/PFT	Creation Homes (QLD) Pty Ltd	33 Cambridge Way, Ripley	Single Dwelling	11/12/2023	Approved	Plumbing Inspector
13101/2023/PFT	Creation Homes (QLD) Pty Ltd	33B Panorama Circuit, Ripley	Single Dwelling	11/12/2023	Approved	Plumbing Inspector
13232/2023/PFT	Plantation Homes	18 Mazeppa Street, South Ripley	Single Dwelling	16/01/2024	Approved	Plumbing Inspector
13188/2023/PFT	REII Building Certification	75 Danbulla Street, South Ripley	Single Dwelling	13/12/2023	Approved	Plumbing Inspector
13175/2023/PFT	Burbank Homes	31 Illawarra Street, Redbank Plains	Single Dwelling	13/12/2023	Approved	Plumbing Inspector
13206/2023/PFT	Creation Homes (QLD) Pty Ltd	35 Panorama Circuit, Ripley	Single Dwelling	13/12/2023	Approved	Plumbing Inspector
13253/2023/PFT	Housepro Property Group	28 Sunny Crescent, Ripley	Single Dwelling	14/12/2023	Approved	Plumbing Inspector
13247/2023/PFT	Australian Building Approvals Pty Ltd	42 Horizon Street, Ripley	Single Dwelling	14/12/2023	Approved	Plumbing Inspector
13264/2023/PFT	Creation Homes (QLD) Pty Ltd	1 Bradfield Street, Ripley	Single Dwelling	14/12/2023	Approved	Plumbing Inspector
13273/2023/PFT	Dixon Homes	15 Carol Street, Redbank Plains	Single Dwelling	15/12/2023	Approved	Plumbing Inspector
13303/2023/PFT	Plantation Homes	17 Carnarvon Drive, South Ripley	Single Dwelling	15/12/2023	Approved	Plumbing Inspector
13272/2023/PFT	Maybach QLD Pty Ltd ATF Maybach QLD Unit Trust	17 Chorus Crescent, Ripley	Single Dwelling	15/12/2023	Approved	Plumbing Inspector
13288/2023/PFT	Platinum Building Approvals Pty Ltd	51 Glassey Parade, Ripley	Single Dwelling	15/12/2023	Approved	Plumbing Inspector
13320/2023/PFT	Silkwood Homes Pty Ltd	43 Harvey Way, South Ripley	Single Dwelling	15/12/2023	Approved	Plumbing Inspector
13324/2023/PFT	Maybach QLD Pty Ltd	12 Kenely Street, Ripley	Single Dwelling	15/12/2023	Approved	Plumbing Inspector
13328/2023/PFT	Karston Homes Pty Ltd	22 Aspire Street, Ripley	Single Dwelling	15/12/2023	Approved	Plumbing Inspector
13326/2023/PFT	Fluid Building Approvals	23 Auburn Crescent, Ripley	Single Dwelling	15/12/2023	Approved	Plumbing Inspector
13384/2023/PFT	Burbank Homes	59 Horizon Street, Ripley	Single Dwelling	19/12/2023	Approved	Plumbing Inspector
13374/2023/PFT	Clarendon Homes (Qld) Pty Ltd	18 Mallee Street, Redbank Plains	Single Dwelling	19/12/2023	Approved	Plumbing Inspector
13451/2023/PFT	Avia Homes Australia Pty Ltd	5 Bloomfield Mews, Ripley	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13441/2023/PFT	Devcon Building Co Pty Ltd	65 Tempo Drive, Ripley	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13430/2023/PFT	Checkpoint Building Surveyors	38 Chorus Crescent, Ripley	Single Dwelling	20/12/2023	Approved	Plumbing Inspector
13433/2023/PFT	Checkpoint Building Surveyors	35 Wallaroo Crescent, Ripley	Single Dwelling	20/12/2023	Approved	Plumbing Inspector
13442/2023/PFT	Maybach QLD Pty Ltd	50 Dobbie Crescent, Ripley	Single Dwelling	19/12/2023	Approved	Plumbing Inspector
13573/2023/PFT	Plantation Homes	25 Gillies Way, South Ripley	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13530/2023/PFT	Fluid Building Approvals	40 Chorus Crescent, Ripley	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13525/2023/PFT	Burbank Homes	8 Seymour Way, White Rock	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13519/2023/PFT	Checkpoint Building Surveyors	3 Bluff Street, Ripley	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13523/2023/PFT	Australian Building Company Qld Pty Ltd	14 Bluff Street, Ripley	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13597/2023/PFT	Plantation Homes	11 Carnarvon Drive, South Ripley	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13592/2023/PFT	Kallibr Homes	12 Harvey Way, South Ripley	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13599/2023/PFT	FRD Homes	8 Mazeppa Street, South Ripley	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13601/2023/PFT	Cornerstone Building Certification Pty Ltd	25 Wallaroo Crescent, Ripley	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13593/2023/PFT	FRD Homes	63 Dobbie Crescent, Ripley	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13620/2023/PFT	Kallibr Homes	16 Beaming Road, Ripley	Single Dwelling	10/01/2024	Approved	Plumbing Inspector
13607/2023/PFT	Checkpoint Building Surveyors	20 Rosa Street, Ripley	Single Dwelling	22/12/2023	Approved	Plumbing Inspector
13649/2023/PFT	FRD Homes	44 Dobbie Crescent, Ripley	Single Dwelling	22/12/2023	Approved	Plumbing Inspector

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Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
13651/2023/PFT	Hallmark Homes Pty Ltd	15 Aspire Street, Ripley	Single Dwelling	22/12/2023	Approved	Plumbing Inspector
13658/2023/PFT	Fluid Building Approvals	2 Bluff Street, Ripley	Single Dwelling	22/12/2023	Approved	Plumbing Inspector
66/2024/PFT	Apex Certification & Consulting	126 Sunbird Drive, Redbank Plains	Single Dwelling	10/01/2024	Approved	Plumbing Inspector
57/2024/PFT	Maybach QLD Pty Ltd	69 Dobbie Crescent, Ripley	Single Dwelling	09/01/2024	Approved	Plumbing Inspector
85/2024/PFT	REII Building Certification	79 Danbulla Street, South Ripley	Single Dwelling	10/01/2024	Approved	Plumbing Inspector
90/2024/PFT	Coral Homes QLD Pty Ltd	133 Sunbird Drive, Redbank Plains	Single Dwelling	10/01/2024	Approved	Plumbing Inspector
72/2024/PFT	Hallmark Homes	11 Mallee Street, Redbank Plains	Single Dwelling	10/01/2024	Approved	Plumbing Inspector
77/2024/PFT	Creation Homes (QLD) Pty Ltd	19 Daylily Way, Ripley	Single Dwelling	10/01/2024	Approved	Plumbing Inspector
113/2024/PFT	Plantation Homes	21 Harvey Way, South Ripley	Single Dwelling	11/01/2024	Approved	Plumbing Inspector
120/2024/PFT	Homes By CMA	118 Sunbird Drive, Redbank Plains	Single Dwelling	11/01/2024	Approved	Plumbing Inspector
127/2024/PFT	Cornerstone Building Certification Pty Ltd	13 Wallaroo Crescent, Ripley	Single Dwelling	11/01/2024	Approved	Plumbing Inspector
143/2024/PFT	Burbank Homes	21 Auburn Crescent, Ripley	Single Dwelling	12/01/2024	Approved	Plumbing Inspector
142/2024/PFT	Creation Homes (QLD) Pty Ltd	31A Cambridge Way, Ripley	Single Dwelling	12/01/2024	Approved	Plumbing Inspector
153/2024/PFT	Inventive Builders	65 Carnarvon Drive, South Ripley	Single Dwelling	15/01/2024	Approved	Plumbing Inspector
150/2024/PFT	The Brick Matrix Homes	38 Sunny Crescent, Ripley	Single Dwelling	15/01/2024	Approved	Plumbing Inspector
173/2024/PFT	Checkpoint Building Surveyors	10 Quinn Street, Ripley	Single Dwelling	15/01/2024	Approved	Plumbing Inspector
152/2024/PFT	The Brick Matrix Homes	18 Rosa Street, Ripley	Single Dwelling	15/01/2024	Approved	Plumbing Inspector
155/2024/PFT	Brighton Homes Queensland	8 Daylily Way, Ripley	Single Dwelling	15/01/2024	Approved	Plumbing Inspector
184/2024/PFT	Hallmark Homes Pty Ltd	130 Sunbird Drive, Redbank Plains	Single Dwelling	16/01/2024	Approved	Plumbing Inspector
185/2024/PFT	FRD Homes	19 Aspire Street, Ripley	Single Dwelling	16/01/2024	Approved	Plumbing Inspector
245/2024/PFT	Pacific Approvals Pty Ltd	6 Culgoa Crest, Redbank Plains	Single Dwelling	17/01/2024	Approved	Plumbing Inspector
224/2024/PFT	Metricon Homes Pty Ltd	46 Wallaroo Crescent, Ripley	Single Dwelling	17/01/2024	Approved	Plumbing Inspector
247/2024/PFT	Maybach QLD Pty Ltd	42 Dobbie Crescent, Ripley	Single Dwelling	17/01/2024	Approved	Plumbing Inspector
246/2024/PFT	Platinum Building Approvals	26 Lively Street, Ripley	Single Dwelling	17/01/2024	Approved	Plumbing Inspector
284/2024/PFT	Buildcert QLD Pty Ltd	55 Harvey Way, South Ripley	Single Dwelling	17/01/2024	Approved	Plumbing Inspector
315/2024/PFT	Checkpoint Building Surveyors	76 Trigona Drive, Ripley	Single Dwelling	18/01/2024	Approved	Plumbing Inspector
283/2024/PFT	Avia Homes Australia Pty Ltd	6 Auburn Crescent, Ripley	Single Dwelling	17/01/2024	Approved	Plumbing Inspector
318/2024/PFT	DTZ Building Design Pty Ltd	19 Bluff Street, Ripley	Single Dwelling	18/01/2024	Approved	Plumbing Inspector
316/2024/PFT	DTZ Building Design Pty Ltd	21 Bluff Street, Ripley	Single Dwelling	18/01/2024	Approved	Plumbing Inspector
319/2024/PFT	DTZ Building Design Pty Ltd	23 Bluff Street, Ripley	Single Dwelling	18/01/2024	Approved	Plumbing Inspector
321/2024/PFT	DTZ Building Design Pty Ltd	25 Bluff Street, Ripley	Single Dwelling	18/01/2024	Approved	Plumbing Inspector
322/2024/PFT	DTZ Building Design Pty Ltd	41 Glassey Parade, Ripley	Single Dwelling	18/01/2024	Approved	Plumbing Inspector
370/2024/PFT	GMA Certification Group Pty Ltd	22 Charon Way, Ripley	Single Dwelling	22/01/2024	Approved	Plumbing Inspector
327/2024/PFT	Burbank Homes	18 Auburn Crescent, Ripley	Single Dwelling	19/01/2024	Approved	Plumbing Inspector
369/2024/PFT	GMA Certification Group Pty Ltd	43 Bloomfield Mews, Ripley	Single Dwelling	22/01/2024	Approved	Plumbing Inspector
379/2024/PFT	Checkpoint Building Surveyors	17 Bluff Street, Ripley	Single Dwelling	22/01/2024	Approved	Plumbing Inspector
334/2024/PFT	DTZ Building Design Pty Ltd	39 Glassey Parade, Ripley	Single Dwelling	19/01/2024	Approved	Plumbing Inspector
325/2024/PFT	DTZ Building Design Pty Ltd	43 Glassey Parade, Ripley	Single Dwelling	19/01/2024	Approved	Plumbing Inspector
326/2024/PFT	DTZ Building Design Pty Ltd	45 Glassey Parade, Ripley	Single Dwelling	19/01/2024	Approved	Plumbing Inspector
333/2024/PFT	Creation Homes (QLD) Pty Ltd	35A Panorama Circuit, Ripley	Single Dwelling	19/01/2024	Approved	Plumbing Inspector
2541/2023/PPC	Morton Urban Solutions	7000 Parkway Avenue, South Ripley	Sewer & Water/Fire Services	03/01/2024	Approved	Plumbing Inspector
9862/2023/PPC	J Hutchinson Pty Ltd	69-71 Willow Road, Redbank Plains	New Childcare Centre	17/11/2023	Approved	Plumbing Inspector
11186/2023/PPC	Ashburner Francis	775-785 Ripley Road, South Ripley	Temporary Site Sheds	16/11/2023	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 334 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
12310/2023/PPC	Floth	51 Mary Street, Blackstone	Medical Centre	13/12/2023	Approved	Plumbing Inspector
12618/2023/PPC	H Design Hydraulic Engineering	7003 Unnamed Road, Swanbank	Non-Sewered Builders Temporary Site (Toilets)	07/12/2023	Approved	Plumbing Inspector
12679/2023/PPC	FK Gardner & Sons Pty Ltd	40-64 Ipswich Boonah Road, Purga	Greyhound Centre - Temporary Site Buildings	14/12/2023	Approved	Plumbing Inspector
12688/2023/PPC	Plumbing Design & Drafting	1 Steele Lane, White Rock	Park Drinking Fountain	07/12/2023	Approved	Plumbing Inspector
13210/2023/PPC	Atlantis Plumbing And Drainage	22 Mallee Street, Redbank Plains	Drinking Fountain	22/12/2023	Approved	Plumbing Inspector
11735/2023/PPR	Metricon Homes Pty Ltd	548-616 Goebels Road, Mount Forbes	Non-Sewered Single Dwelling	15/11/2023	Approved	Plumbing Inspector
11795/2023/PPR	Frd Homes Pty Ltd	30 Auburn Crescent, Ripley	Single Dwelling and Secondary Dwelling	17/11/2023	Approved	Plumbing Inspector
12032/2023/PPR	Mr Paul Edwin White	2-8 Leesmore Court, Deebling Heights	Non-Sewered Secondary Toilet/Shower Facility	20/11/2023	Approved	Plumbing Inspector
12249/2023/PPR	Ms Angela Mary Brito	245 Redbank Plains Road, Redbank Plains	Installation of Portable and Removal Granny Flat	24/11/2023	Approved	Plumbing Inspector
13205/2023/PPR	The Certifier Pty Ltd	160 Mt Walker West Road, Lower Mount Walker	Non-Sewered Single Dwelling (Addition & Alteration) and Secondary Dwelling	15/01/2024	Approved	Plumbing Inspector
13550/2023/PPR	Sienna Eden Pty Ltd	5 Amber Court, Redbank Plains	Single Dwelling and Secondary Dwelling	03/01/2024	Approved	Plumbing Inspector
13564/2023/PPR	Sienna Eden Pty Ltd	7 Amber Court, Redbank Plains	Single Dwelling and Secondary Dwelling	03/01/2024	Approved	Plumbing Inspector
5267/2022/RAL	Dr Kamala Ruban Ratnam and Mrs Yvonne Vivien Meena Ratnam	23 Cudjee Street, Redbank Plains	Reconfiguring a Lot - One (1) Lot into Three (3) Lots	09/01/2024	Approved	Development Assessment East Manager
10496/2022/RAL	Pace Planning	23 Shirley Street, Redbank Plains	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	13/12/2023	Approved	Senior Planner (Development)
10765/2022/RAL	LHPP Marquee RP Pty Ltd	638-698 Redbank Plains Road, Redbank Plains	Reconfiguring a Lot - Two (2) Lots into Three (3) Lots and Access Easement	19/12/2023	Approved	Development Assessment East Manager
9884/2023/RAL	Ipswich City Council	102 Champions Way, Willowbank	Reconfiguring a Lot - Subdivision by lease	18/12/2023	Approved	Senior Planner (Development)
12300/2023/RAL	Ms Indika Liyanage	2 Greenham Street, Raceview	Reconfiguring a Lot - One (1) Lot into Two (2) Lots and Creation of Access Easement	29/11/2023	Approved	Senior Planner (Development)
12487/2023/RAL	Ms Jillian Louise Stevens and Mr Raymond Frederick Thomas	37 Nolan Street, Raceview	Reconfiguring a Lot - One (1) lot into three (3) lots	11/12/2023	Approved	Senior Planner (Development)
13150/2023/RAL	Mr Sean Robert Wilson and Mrs Chloe Tess Wilson	25 Philip Street, Redbank Plains	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	08/01/2024	Approved	Development Assessment East Manager
13570/2023/RAL	Ms Tiarnie Mai Jamee Gibbs and Mr Sean Riley Chen	2 Hastings Street, Redbank Plains	Reconfiguring a Lot - One (1) lot into two (2) lots	19/01/2024	Approved	Development Assessment East Manager
235/2022/SSP/A	AJS Surveys Pty Ltd	177 Whitehill Road, Raceview	Lots 11, 12 & 21 on SP334312	08/12/2023	Approved	Senior Development Planning Compliance Officer
3648/2022/SSP/A	Mr Mohinder Pal Singh Kahlon and Mrs Rupinder Kaur Kahlon	27-29 Wilkie Avenue, Redbank Plains	Lots 1 - 3 on SP334630	21/12/2023	Approved	Senior Development Planning Compliance Officer
2248/2023/SSP/A	Ms Tatjana Pucko and Mr Michael John Anthony Argent	135-155 Sippels Road, Grandchester	Lots 3 & 4 on SP341988	30/11/2023	Approved	Senior Development Planning Compliance Officer
13630/2023/SSP	Michel Group Services	85 Thornton Street, Raceview	Lots 92-110 & 806 on SP324053	10/01/2024	Approved	Senior Development Planning Compliance Officer
9140/2016/SSPRV/V	LandPartners	1 Bradfield Street, Ripley	Lots 980-987 on SP326574 - Ecco Ripley Stage 12B	22/11/2023	Approved	Senior Development Planning Compliance Officer
11004/2021/SSPRV/A	LandPartners Pty Ltd	775-785 Ripley Road, South Ripley	Lots 2 & 3 on SP339576	28/11/2023	Approved	Senior Development Planning Compliance Officer
7231/2020/SSPRV/C	Ripley Projects Pty Ltd	7001 Glassey Parade, Ripley	Lots 801-851, 901, 8000, 8001 on SP330535	15/11/2023	Approved	Senior Development Planning Compliance Officer
17861/2021/SSPRV/C	JFP Urban Consultants Pty Ltd	7001 Binnies Road, Ripley	Lots 1301-1314, 1323-1350, 9001, 9002 & 131 on SP319185	23/11/2023	Approved	Senior Development Planning Compliance Officer
17861/2021/SSPRV/D	JFP Urban Consultants Pty Ltd	7001 Binnies Road, Ripley	Lots 937-972 & 91 on SP317407	23/11/2023	Approved	Senior Development Planning Compliance Officer
31/2023/SSPRV/A	Orion Spatial Solutions	1 Coleman Road, South Ripley	Lots 9001, 9002, 9003 on SP332560	15/11/2023	Approved	Senior Development Planning Compliance Officer

DIVISION 2						
Delegated Authority: 144 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
10001/2018/ADP/B	Lendlease Communities (Springfield) Pty Ltd	Lot 750 Unnamed Road, Spring Mountain	Area Development Plan to nominate land for Detached House, Educational Establishment and a Special Development Area (Place of Public Worship and Child Care Centre); and Reconfiguring a Lot to create four (4) management lots and new road	04/12/2023	Approved	Senior Planner (Development)
11823/2022/ADP	Cardno (Qld) Pty Ltd	7010 Gateway Drive, Augustine Heights	Area Development Plan for Roadworks as Development Area 21, Augustine Heights	08/12/2023	Approved	Senior Planner (Development)
4507/2013/ADP/A	Ken Drew Town Planning Pty Ltd	14/21 Technology Drive, Augustine Heights	Area Development Plan to amend a previous Area Development Plan Approval to nominate land for a Commercial Premises, Professional Office, Warehouse (including Service Trade & Office Warehouse) and Veterinary Hospital and Material Change of Use to permit the development of a Commercial Premises, Professional Office, Warehouse (including Service Trade & Office Warehouse) and Veterinary Hospital	05/12/2023	Approved	Acting Manager, Development Planning
11470/2023/BR	Mr Hung Quoc Lam	33 Alice Street, Goodna	Reinstatement of a Dwelling	17/11/2023	Approved	Building Regulatory Officer
11585/2023/BR	Mr Stephen Paul Southgate	74 Birchwood Crescent, Brookwater	Siting Variation - Swimming Pool, Fence and Wall	06/12/2023	Approved	Building Regulatory Officer
11854/2023/BR	Construct 81	53 Newman Street, Gables	Siting Variation - Shed	23/11/2023	Approved	Building Regulatory Officer
12263/2023/BR	Mr Mark Ververs	77 Redbank Plains Road, Goodna	Siting Variation and Amenity and Aesthetics - Patio	15/12/2023	Approved	Building Regulatory Officer
12584/2023/BR	Ms Kim Pound	171 Brisbane Terrace, Goodna	Siting variation - Alterations to Dwelling	20/12/2023	Approved	Building Regulatory Officer
12558/2023/BR	Buildcert QLD Pty Ltd	16 Langley Road, Camira	Amenity and Aesthetics - Demolition Dwelling, Ancillary Structures	29/11/2023	Approved	Building Regulatory Officer
13266/2023/BR	Dynamic Building Approvals	50 Fiona Street, Bellbird Park	Amenity and Aesthetics - Shed	19/12/2023	Approved	Building Regulatory Officer
1674/2021/BW	Mr Renju Reghunath	7 Morgan Street, Bellbird Park	Carport and Deck	11/12/2023	Approved	Building Certifier
8169/2021/BW	Mrs Denise Roslyn Leonard	37 Rosemary Street, Bellbird Park	Roofed Patio	15/12/2023	Refused	Building Certifier
9281/2023/BW	Mrs Nagarajasree Vytla and Mr Sri Venkata Hari Prasad Vytla	2 Bathgate Close, Spring Mountain	Attached Open Carport	20/11/2023	Approved	Building Certifier
10324/2023/BW	Ipswich City Council	13 Lower William Street, Goodna	Demolition of all buildings & structures on site	20/11/2023	Approved	Building Certifier
11397/2023/BW	Ipswich City Council	15 Woogaroo Street, Goodna	Demolition of all buildings & structures on site	23/11/2023	Approved	Building Certifier
11388/2023/BW	Ipswich City Council	13 Layard Street, Goodna	Demolition of all buildings & structures on site	15/11/2023	Approved	Building Certifier
11396/2023/BW	Ipswich City Council	15 Edna Street, Goodna	Demolition of all buildings & structures on site	23/11/2023	Approved	Building Certifier
11392/2023/BW	Ipswich City Council	13 Edna Street, Goodna	Demolition of all buildings & structures on site	23/11/2023	Approved	Building Certifier
11387/2023/BW	Ipswich City Council	8 Lowe Street, Goodna	Demolition of all buildings & structures on site	16/11/2023	Approved	Building Certifier
11414/2023/BW	Ipswich City Council	59 Mill Street, Goodna	Demolition of all buildings & structures on site	24/11/2023	Approved	Building Certifier
11407/2023/BW	Ipswich City Council	53 Mill Street, Goodna	Demolition of all buildings & structures on site	23/11/2023	Approved	Building Certifier
13064/2023/BW	Ipswich City Council	4 Lowe Street, Goodna	Demolition of all buildings & structures on site	17/01/2024	Approved	Building Certifier
13098/2023/BW	Ipswich City Council	66 Woogaroo Street, Goodna	Demolition of all buildings & structures on site	16/01/2024	Approved	Building Certifier
13083/2023/BW	Ipswich City Council Program 30	17 Enid Street, Goodna	Demolition of all buildings & structures on site	17/01/2024	Approved	Building Certifier
25/2024/BW	Ipswich City Council	7 Woogaroo Street, Goodna	Demolition of all buildings & structures on site	22/01/2024	Approved	Building Certifier
18/2024/BW	Ipswich City Council	1 Parker Street, Goodna	Demolition of all buildings & structures on site	17/01/2024	Approved	Building Certifier
24/2024/BW	Ipswich City Council	4 Cox Crescent, Goodna	Demolition of all buildings & structures on site	22/01/2024	Approved	Building Certifier
4779/2022/CA	Harburg Nominees Pty Ltd	288 Brisbane Terrace, Goodna	Reconfiguring a Lot - Three (3) Lots into 191 Lots and Common Property Material Change of Use - Single Residential not compliant with the self-assessable criteria (191 Dwellings)	19/01/2024	Refused	Development Assessment East Manager
6529/2015/LAP/C	Lendlease Communities (Springfield) Pty Limited	Lot 750 Unnamed Road, Spring Mountain	Amendment to the Spring Mountain Precinct Plan	30/11/2023	Approved	Acting Manager, Development Planning
10001/2018/LDR/E	Lendlease Communities (Springfield) Pty Ltd	7001 Belvedere Drive, Spring Mountain	Legal Document Request	12/12/2023	Approved	Senior Development Planning Compliance Officer
8210/2009/MAEXT/A	Stockland Development Pty Limited	7002 Keidges Road, Augustine Heights	Extension to Currency Period Application – Preliminary approval to override the Planning Scheme in accordance with Section 3.1.6 of the Integrated Planning Act 1997 – Development in accordance with the Keidges Road Centre Plan of Development	16/11/2023	Approved	Development Compliance Manager
2947/2020/MAMC/A	Cclp Consulting Pty Ltd	2-4 Stella Street, Camira	Minor Change - Material Change of Use - Community Use (Child Care Centre)	23/11/2023	Approved	Development Assessment East Manager
4725/2018/MAMC/A	Mr Paul Duncan Du Bois and Mrs Ingrid Sheryl Du Bois	28 Ruiz Court, Augustine Heights	Minor Change - Material Change of Use - Dual Occupancy (Relative's Accommodation)	21/11/2023	Approved	Development Assessment East Manager

DIVISION 2						
Delegated Authority:		144 Application/s				
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
9888/2017/MAMC/A	J.N Nicholson Pty Ltd	10-22 Jalrock Place, Carole Park	Minor Change - Material Change of Use - Service/Trades Use (Warehouse)	08/12/2023	Approved	Acting Development Assessment East Manager
64/2005/MAMC/A	Doyen Town Planning Consultants	60-62 Ron Boyle Crescent, Carole Park	Minor Change - General Industry (Cake Manufacturing Facility)	18/01/2024	Approved	Development Assessment East Manager
6639/2014/MAMC/A	ISA Collective Pty Ltd	59 Smiths Road, Goodna	Minor Change - Community Use (Child Care Centre)	14/12/2023	Approved	Development Assessment East Manager
9989/2018/MAMC/A	Lendlease Communities (Springfield) Pty Ltd	7001 Victoria Way, Spring Mountain	Minor Change - Area Development Plan to: - Nominate land for Detached Housing, Attached Housing, Dual Occupancy, Attached Housing, Apartment Building, Local Shops, General Store, Road and Park, and Display Housing Village and Real Estate Display/Sales Office; - Reconfigure Two (2) Lots into Two Hundred and Fifty-Two (242) Lots, Management Lots, Road and Par, plus Balance Lot; - Permit the development of 242 Attached/Detached Houses; and - Permit the Development of a Display Housing Village (Spring Mountain - Village 17)	19/12/2023	Approved	Development Assessment East Manager
13021/2023/MAMC	McDonald's Australia Limited	2 William Street, Goodna	Minor Change - Material Change of Use - Extension to Fast Food Premises	17/01/2024	Approved	Development Assessment East Manager
12080/2022/MCU	Benclaim Pty Ltd	163-173 Cobalt Street, Carole Park	Material Change of Use - Extension to General Industry	14/12/2023	Approved	Development Assessment East Manager
8292/2023/MCU	Kacey Rose Holdings Pty Ltd	78 Mica Street, Carole Park	Material Change of Use - Special Industry (Metal Surface Coating and Abrasive Blasting)	29/11/2023	Approved	Acting Development Assessment East Manager
2851/2013/NAME/A	Samana Blue Engineering Pty Ltd	61A Bertha Street, Goodna	Road Naming	17/01/2024	Approved	Senior Development Planning Compliance Officer
8470/2023/OD	Mr Graham Charles Coleman Willis	82-84 Jones Road, Bellbird Park	Carrying out building work not associated with a material change of use - Bridge affected by a Development Constraints Overlay (OV5 - Urban Catchment Flow Path)	15/11/2023	Refused	Development Compliance Manager
11508/2023/OD	Construct 81 Building & Maintenance	8B Scott Street, Goodna	Carrying out building work not associated with a material change of use - Shed in a Character Zone	16/11/2023	Approved	Senior Planner (Development)
6639/2023/OW	Lendlease Communities Pty Ltd	7001 Belvedere Drive, Spring Mountain	Road work, Stormwater, Drainage work and Earthworks - Springfield Rise Village 18 Stage 42	19/01/2024	Approved	Engineering Delivery East Manager
7343/2023/OW	Edge Consulting Engineers	6 Springfield Parkway, Springfield	Stormwater Drainage and Earthworks	24/11/2023	Approved	Engineering Delivery East Manager
8666/2023/OW	Lendlease Communities (Springfield) Pty Ltd	7010 Grande Avenue, Spring Mountain	Landscaping – District Recreation Park Springfield Rise Village 12	06/12/2023	Approved	Engineering Delivery East Manager
11236/2023/OW	Urbis	39 Monterey Circuit, Brookwater	Landscaping	11/12/2023	Approved	Engineering Delivery East Manager
11342/2023/OW	Green Synthesis Design Pty Ltd	171 Spring Mountain Boulevard, Spring Mountain	Landscaping	06/12/2023	Approved	Engineering Delivery East Manager
12123/2023/OW	Andrew Gold Landscape Architecture	115A Johnston Street, Bellbird Park	Landscaping	15/01/2024	Approved	Engineering Delivery East Manager
11992/2023/PFT	DR Homes Pty Ltd	29 Bolte Street, Spring Mountain	Single Dwelling	15/11/2023	Approved	Plumbing Inspector
12066/2023/PFT	TJB Building Certifiers Pty Ltd	8 Old Gumtree Road, Bellbird Park	Single Dwelling	15/11/2023	Approved	Plumbing Inspector
12129/2023/PFT	GMA Certification Group Pty Ltd	30 Bemina Crescent, Spring Mountain	Single Dwelling	17/11/2023	Approved	Plumbing Inspector
12145/2023/PFT	Coral Homes QLD Pty Ltd	59 Barham Way, Spring Mountain	Single Dwelling	17/11/2023	Approved	Plumbing Inspector
12177/2023/PFT	Tribeca Homes Pty Ltd	117 Johnston Street, Bellbird Park	Single Dwelling	17/11/2023	Approved	Plumbing Inspector
12350/2023/PFT	Australian Building Approvals Pty Ltd	5 Formosa Street, Spring Mountain	Single Dwelling	21/11/2023	Approved	Plumbing Inspector
12463/2023/PFT	Bartley Burns	70 Gladesville Way, Spring Mountain	Single Dwelling	28/11/2023	Approved	Plumbing Inspector
12448/2023/PFT	Burbank Homes	12 Bethanga Way, Spring Mountain	Single Dwelling	24/11/2023	Approved	Plumbing Inspector
12536/2023/PFT	GMA Certification Group	7 Miami Street, Spring Mountain	Single Dwelling	28/11/2023	Approved	Plumbing Inspector
12579/2023/PFT	Kallibr Homes	2 Old Gumtree Road, Bellbird Park	Single Dwelling	28/11/2023	Approved	Plumbing Inspector
12625/2023/PFT	Plantation Homes	3 Mackinac Court, Spring Mountain	Single Dwelling	01/12/2023	Approved	Plumbing Inspector
12648/2023/PFT	MJR Building Approvals Pty Ltd	37 Bemina Crescent, Spring Mountain	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12674/2023/PFT	Sandsky Constructions Pty Ltd	26 Bemina Crescent, Spring Mountain	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12717/2023/PFT	CJ Homes Pty Ltd	22 Alberg Street, Spring Mountain	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12749/2023/PFT	Cj Homes Pty Ltd	30 Ivanhoe Street, Spring Mountain	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12704/2023/PFT	Cj Homes Pty Ltd	62 Bethanga Way, Spring Mountain	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12722/2023/PFT	CJ Homes Pty Ltd	56 Bethanga Way, Spring Mountain	Single Dwelling	05/12/2023	Approved	Plumbing Inspector
12734/2023/PFT	Cj Homes Pty Ltd	54 Bethanga Way, Spring Mountain	Single Dwelling	04/12/2023	Approved	Plumbing Inspector

DIVISION 2						
Delegated Authority: 144 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
12728/2023/PFT	Cj Homes Pty Ltd	50 Bethanga Way, Spring Mountain	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12748/2023/PFT	CJ Homes Pty Ltd	48 Bethanga Way, Spring Mountain	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12703/2023/PFT	Cj Homes Pty Ltd	38 Bethanga Way, Spring Mountain	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12772/2023/PFT	Checkpoint Building Surveyors	28 Jacana Close, Springfield	Single Dwelling	05/12/2023	Approved	Plumbing Inspector
12872/2023/PFT	Cj Homes Pty Ltd	28 Ivanhoe Street, Spring Mountain	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12880/2023/PFT	Cornerstone Building Certification Pty Ltd	7 Falkirk Way, Spring Mountain	Single Dwelling	08/12/2023	Approved	Plumbing Inspector
12889/2023/PFT	Cj Homes Pty Ltd	44 Bethanga Way, Spring Mountain	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12949/2023/PFT	Nuvo Homes Pty Ltd	6 Bering Street, Spring Mountain	Single Dwelling	07/12/2023	Approved	Plumbing Inspector
12988/2023/PFT	Coral Homes QLD Pty Ltd	16 Capilano Way, Spring Mountain	Single Dwelling	07/12/2023	Approved	Plumbing Inspector
13020/2023/PFT	Burbank Homes	11 Palk Place, Spring Mountain	Single Dwelling	08/12/2023	Approved	Plumbing Inspector
13041/2023/PFT	Clarendon Homes (Qld) Pty Ltd	12 Messina Close, Spring Mountain	Single Dwelling	11/12/2023	Approved	Plumbing Inspector
13059/2023/PFT	C Q Dwell Constructions Pty Ltd	45 Barham Way, Spring Mountain	Single Dwelling	11/12/2023	Approved	Plumbing Inspector
13157/2023/PFT	Creation Homes (QLD) Pty Ltd	58 Bethanga Way, Spring Mountain	Single Dwelling	12/12/2023	Approved	Plumbing Inspector
13124/2023/PFT	Creation Homes (QLD) Pty Ltd	42 Bethanga Way, Spring Mountain	Single Dwelling	12/12/2023	Approved	Plumbing Inspector
13137/2023/PFT	Coral Homes QLD Pty Ltd	13 Asha Way, Bellbird Park	Single Dwelling	12/12/2023	Approved	Plumbing Inspector
13222/2023/PFT	Plantation Homes	6 Formosa Street, Spring Mountain	Single Dwelling	13/12/2023	Approved	Plumbing Inspector
13208/2023/PFT	Plantation Homes	4 Chesapeake Close, Spring Mountain	Single Dwelling	13/12/2023	Approved	Plumbing Inspector
13202/2023/PFT	Creation Homes (QLD) Pty Ltd	40 Bethanga Way, Spring Mountain	Single Dwelling	13/12/2023	Approved	Plumbing Inspector
13245/2023/PFT	Clarendon Homes (Qld) Pty Ltd	35 Kingfisher Street, Springfield	Single Dwelling	14/12/2023	Approved	Plumbing Inspector
13287/2023/PFT	Bold Properties	63 Barham Way, Spring Mountain	Single Dwelling	15/12/2023	Approved	Plumbing Inspector
13280/2023/PFT	Bold Properties	179 Belvedere Drive, Spring Mountain	Single Dwelling	15/12/2023	Approved	Plumbing Inspector
13302/2023/PFT	Cj Homes Pty Ltd	112 Belvedere Drive, Spring Mountain	Single Dwelling	15/12/2023	Approved	Plumbing Inspector
13282/2023/PFT	Burbank Homes	23 Asha Way, Bellbird Park	Single Dwelling	15/12/2023	Approved	Plumbing Inspector
13329/2023/PFT	Clarendon Homes (Qld) Pty Ltd	21 Himalayan Crescent, Spring Mountain	Single Dwelling	18/12/2023	Approved	Plumbing Inspector
13345/2023/PFT	Ali and Son Building Construction P/L	17 Ivanhoe Street, Spring Mountain	Single Dwelling	18/12/2023	Approved	Plumbing Inspector
13346/2023/PFT	Ali and Son Building Construction P/L	32 Ivanhoe Street, Spring Mountain	Single Dwelling	18/12/2023	Approved	Plumbing Inspector
13348/2023/PFT	Clarendon Homes (Qld) Pty Ltd	69 Belvedere Drive, Spring Mountain	Single Dwelling	18/12/2023	Approved	Plumbing Inspector
13419/2023/PFT	Avid Property Group Pty Ltd	7000 Jones Road, Bellbird Park	Single Dwelling (Proposed Lot 17 Ronde Crescent, Bellbird Park)	20/12/2023	Approved	Plumbing Inspector
13411/2023/PFT	Avid Property Group Pty Ltd	7000 Jones Road, Bellbird Park	Single Dwelling (Proposed Lot 16 Ronde Crescent, Bellbird Park)	20/12/2023	Approved	Plumbing Inspector
13414/2023/PFT	Avid Property Group Pty Ltd	7000 Jones Road, Bellbird Park	Single Dwelling (Proposed Lot 22 Ronde Crescent, Bellbird Park)	20/12/2023	Approved	Plumbing Inspector
13417/2023/PFT	Avid Property Group Pty Ltd	7000 Jones Road, Bellbird Park	Single Dwelling - (Proposed Lot 24 on SP342148)	20/12/2023	Approved	Plumbing Inspector
13413/2023/PFT	Avid Property Group Pty Ltd	7000 Jones Road, Bellbird Park	Single Dwelling - (Proposed Lot 21 on SP342148)	20/12/2023	Approved	Plumbing Inspector
13409/2023/PFT	Avid Property Group Pty Ltd	7000 Jones Road, Bellbird Park	Single Dwelling (Proposed Lot 18 on SP342148)	20/12/2023	Approved	Plumbing Inspector
13410/2023/PFT	Avid Property Group Pty Ltd	7000 Jones Road, Bellbird Park	Single Dwelling (Proposed Lot 19 Ronde Crescent, Bellbird Park)	20/12/2023	Approved	Plumbing Inspector
13405/2023/PFT	Avid Property Group Pty Ltd	7000 Jones Road, Bellbird Park	Single Dwelling (Proposed Lot 20 Ronde Crescent, Bellbird Park)	19/12/2023	Approved	Plumbing Inspector
13415/2023/PFT	Avid Property Group Pty Ltd	7000 Jones Road, Bellbird Park	Single Dwelling (Proposed Lot 23 Ronde Crescent, Bellbird Park)	20/12/2023	Approved	Plumbing Inspector
13369/2023/PFT	Ausmar Homes	26 Ivanhoe Street, Spring Mountain	Single Dwelling	19/12/2023	Approved	Plumbing Inspector
13380/2023/PFT	Hallmark Homes Pty Ltd	85 Belvedere Drive, Spring Mountain	Single Dwelling	19/12/2023	Approved	Plumbing Inspector
13407/2023/PFT	Avid Property Group Pty Ltd	7000 Jones Road, Bellbird Park	Single Dwelling (Proposed Lot 15 Ronde Crescent, Bellbird Park)	19/12/2023	Approved	Plumbing Inspector
13527/2023/PFT	Clarendon Homes (Qld) Pty Ltd	20 Kestrel Court, Bellbird Park	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13554/2023/PFT	Clarendon Homes (Qld) Pty Ltd	18 New York Way, Spring Mountain	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13589/2023/PFT	Coral Homes QLD Pty Ltd	48 Columbia Drive, Bellbird Park	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13629/2023/PFT	Platinum Building Approvals Pty Ltd	23 Palk Place, Spring Mountain	Single Dwelling	22/12/2023	Approved	Plumbing Inspector

DIVISION 2						
Delegated Authority: 144 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
13626/2023/PFT	Platinum Building Approvals Pty Ltd	167 Belvedere Drive, Spring Mountain	Single Dwelling	22/12/2023	Approved	Plumbing Inspector
13628/2023/PFT	Platinum Building Approvals Pty Ltd	21 Ivanhoe Street, Spring Mountain	Single Dwelling	22/12/2023	Approved	Plumbing Inspector
13652/2023/PFT	Checkpoint Building Surveyors	7 Ivanhoe Street, Spring Mountain	Single Dwelling	22/12/2023	Approved	Plumbing Inspector
105/2024/PFT	Checkpoint Building Surveyors	91 Belvedere Drive, Spring Mountain	Single Dwelling	11/01/2024	Approved	Plumbing Inspector
137/2024/PFT	Homes By CMA	18 Vancouver Way, Spring Mountain	Single Dwelling	12/01/2024	Approved	Plumbing Inspector
171/2024/PFT	Plantation Homes	19 Old Gumtree Road, Bellbird Park	Single Dwelling	15/01/2024	Approved	Plumbing Inspector
169/2024/PFT	Checkpoint Building Surveyors	5 Ivanhoe Street, Spring Mountain	Single Dwelling	15/01/2024	Approved	Plumbing Inspector
242/2024/PFT	Brighton Homes Queensland	43 Bethanga Way, Spring Mountain	Single Dwelling	17/01/2024	Approved	Plumbing Inspector
281/2024/PFT	Plantation Homes	5 Messina Close, Spring Mountain	Single Dwelling	17/01/2024	Approved	Plumbing Inspector
314/2024/PFT	Checkpoint Building Surveyors	81 Belvedere Drive, Spring Mountain	Single Dwelling	18/01/2024	Approved	Plumbing Inspector
354/2024/PFT	Creation Homes (QLD) Pty Ltd	60 Bethanga Way, Spring Mountain	Single Dwelling	22/01/2024	Approved	Plumbing Inspector
9913/2023/PPC	Hydraulic Design Solutions	52 Mica Street, Carole Park	Proposed Industry Building	21/12/2023	Approved	Plumbing Inspector
11451/2023/PPC	Aqualogical Pty Ltd	13 Church Street, Goodna	IUIH Goodna Clinic Extension	30/11/2023	Approved	Plumbing Inspector
11643/2023/PPC	BRW Hydraulics Pty Ltd	1 Main Street, Springfield Central	Tenancy Fitout - Tenancies 4 & 6 (Specsavers)	16/11/2023	Approved	Plumbing Inspector
11977/2023/PPC	Aqualogical Pty Ltd	15-25 Garnet Street, Carole Park	Proposed Boilers and Blow - down System	29/11/2023	Approved	Plumbing Inspector
12402/2023/PPC	Grant Martin Plumbing	95 Southern Cross Circuit, Springfield Central	Drainage Repair/Replacement - Home Co Shopping Centre	29/11/2023	Approved	Plumbing Inspector
12441/2023/PPC	Kmw Projects	5-11 Garnet Street, Carole Park	Additions to Existing Fire/Sprinkler Services	04/01/2024	Approved	Plumbing Inspector
12694/2023/PPC	Stantec Australia Pty Ltd	39 Monterey Circuit, Brookwater	Private water services located in a Private Easement	13/12/2023	Approved	Plumbing Inspector
12851/2023/PPC	Atlantis Plumbing And Drainage	9 Benson Street, Spring Mountain	Amenities Demountable	04/01/2024	Approved	Plumbing Inspector
15/2024/PPC	Fleetway Services Plumbing & Filtration Pty Ltd	22/1 Springfield Lakes Boulevard, Springfield Lakes	Tenancy Fit-out (Shop 22)	10/01/2024	Approved	Plumbing Inspector
11350/2023/PPR	Design Plumbing & Gas Pty Ltd	72-74 Addison Road, Camira	Fire Hydrant	07/12/2023	Approved	Plumbing Inspector
13520/2023/PPR	Vermeer Building Certification	23-27 Champions Crescent, Brookwater	Residential Garage & Covered Entertainment Area	03/01/2024	Approved	Plumbing Inspector
11009/2022/RAL	Mr David John Tyrrell and Mrs Vicki Jeanette Tyrrell	229-231 Jones Road, Bellbird Park	Reconfiguring a Lot - One (1) Lot into Three (3) Lots	20/12/2023	Approved	Development Assessment East Manager
7040/2023/RAL	Cy Corporation Pty Ltd	42-44 Morgan Street, Bellbird Park	Reconfiguring a Lot - Two (2) lots into 12 lots plus drainage reserve	05/12/2023	Approved	Acting Development Assessment East Manager
8464/2023/RAL	Mr Owen Henry Ross and Mrs Darsha Ann Ross	14 Katandra Crescent, Bellbird Park	Reconfiguring a Lot - One (1) lot into three (3) lots	19/01/2024	Approved	Principal Planner
13225/2023/RAL	Ruby Zen Developments Pty Ltd	15 Asha Way, Bellbird Park	Reconfiguring a Lot - One (1) Lot into Two (2) Lots and Access Easements	21/12/2023	Approved	Development Assessment East Manager
13263/2023/RAL	Ruby Zen Development Pty Ltd	36 Rosemary Street, Bellbird Park	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	21/12/2023	Approved	Development Assessment East Manager
10850/2023/SSP	Lawson Surveys	7000 Greg Norman Circuit, Brookwater	Lots 43-68, 200 on SP325930	08/12/2023	Approved	Senior Development Planning Compliance Officer
11636/2023/SSP	LandPartners	24 Technology Drive, Augustine Heights	Lots 1-22 on SP326526	19/12/2023	Approved	Senior Development Planning Compliance Officer
7000/2023/SSP/A	Mrs Krystal Natasha Jackson	13 Cafe Place, Bellbird Park	Lots 2000 & 2001 on SP339331	01/12/2023	Approved	Senior Development Planning Compliance Officer
16701/2021/SSP/A	Avid Residential Group Pty Ltd	7000 Jones Road, Bellbird Park	Lots 1-48, 9010 & 9011 on SP342148 - Brentwood Forest Stage 33	12/01/2024	Approved	Senior Development Planning Compliance Officer
10079/2023/SSP/A	LandPartners	7002 Gateway Drive, Augustine Heights	Lots 33 & 46 on SP344056	15/12/2023	Approved	Principal Planner
1750/2023/SSP/A	Mrs Shelley Ann Temple and Mr Brandon Phillip Temple	107-109 Cochrane Street, Camira	Lots 1 & 2 On SP337514	14/12/2023	Approved	Senior Development Planning Compliance Officer
10001/2018/SSP/H	Lendlease Communities (Springfield) Pty Ltd	7001 Belvedere Drive, Spring Mountain	Lots 5008, 8062-8064, 8090-8193, 8198-8210, 8802-8804 & 9015 on SP341330	17/01/2024	Approved	Senior Development Planning Compliance Officer

DIVISION 3						
Delegated Authority: 138 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
13377/2023/BORIST	Plantation Homes	25 Soapberry Circuit, Collingwood Park	Building over or near a stormwater drain - Dwelling	08/01/2024	Approved	Engineering Delivery East Manager
5802/2023/BR	Ms Sarah Wright	4 Lower McCormack Street, Bundamba	Siting Variation - Carport and Patio	01/12/2023	Approved	Building Regulatory Officer
10502/2023/BR	Dynamic Building Approvals	39 Taylor Street, Eastern Heights	Siting variation - Garage & Carport	20/11/2023	Approved	Building Regulatory Officer
11282/2023/BR	Rhino Builders	25 Law Street, Bundamba	Amenity and Aesthetics - Reinstatement of a Dwelling	17/11/2023	Approved	Building Regulatory Officer
11617/2023/BR	O'Brien Building Consultants	83 Whitehill Road, Eastern Heights	Siting variation - Carport	17/11/2023	Approved	Building Regulatory Officer
11769/2023/BR	Professional Certification Group	28 Rex Street, Eastern Heights	Siting Variation - Dwelling & Garage	22/11/2023	Approved	Building Regulatory Officer
11770/2023/BR	Professional Certification Group	28A Rex Street, Eastern Heights	Siting Variation - Dwelling & Garage	22/11/2023	Approved	Building Regulatory Officer
11807/2023/BR	Precision Building Certification	17 Chilcot Street, Silkstone	Siting Variation - Carport	22/11/2023	Approved	Building Regulatory Officer
11823/2023/BR	Construct 81	30 Marvin Street, Eastern Heights	Siting Variation - Carport	23/11/2023	Approved	Building Regulatory Officer
11859/2023/BR	Pronto Building Approvals	8 Foreman Court, Collingwood Park	Siting Variation - Patio	23/11/2023	Approved	Building Regulatory Officer
11926/2023/BR	Pronto Building Approvals	35 Taylor Street, Eastern Heights	Siting variation - Patio	23/11/2023	Approved	Building Regulatory Officer
12003/2023/BR	Silkwood Homes Pty Ltd	18/37 Stuart Street, Goodna	Siting variation - Dwelling	27/11/2023	Approved	Building Regulatory Officer
12013/2023/BR	Precision Building Certification	34 Pinehurst Avenue, Leichhardt	Siting Variation - Carport	27/11/2023	Approved	Building Regulatory Officer
12058/2023/BR	Precision Building Certification	126 Whitehill Road, Eastern Heights	Siting Variation - Carport	27/11/2023	Approved	Building Regulatory Officer
12092/2023/BR	Ms Trang Thi Thuy Nguyen	1A Whitwood Road, Ebbw Vale	Siting Variation - Carport	28/11/2023	Approved	Building Regulatory Officer
12235/2023/BR	Ms Jane Frances Wilson	38 Roderick Street, Ipswich	Amenity and Aesthetics - Shed & Retaining wall and fence Siting variation - Shed & Retaining wall and fence	01/12/2023	Approved	Building Regulatory Officer
12425/2023/BR	Wallis Building Approvals Pty Ltd	16 Idolwood Street, Eastern Heights	Siting variation - Carport	05/12/2023	Approved	Building Regulatory Officer
12486/2023/BR	Vanstyn Constructions	4 John Bell Court, Goodna	Siting variation - Patio	05/12/2023	Approved	Building Regulatory Officer
12605/2023/BR	Kizungu Kamundu T/A Happy Demolitions	147 Brisbane Road, Booval	Amenity and Aesthetics - Demolition of a Dwelling	06/12/2023	Approved	Building Regulatory Officer
12630/2023/BR	O'Brien Building Consultants Pty Ltd	2 Peacock Street, One Mile	Siting variation - Carport	11/12/2023	Approved	Building Regulatory Officer
12853/2023/BR	Precision Building Certification	22 Strachan Court, Collingwood Park	Siting variation - Carport	13/12/2023	Approved	Building Regulatory Officer
12963/2023/BR	Mr Richard Max Dargusch	31 Skinner Crescent, Silkstone	Siting variation - Covered deck	15/12/2023	Approved	Building Regulatory Officer
12989/2023/BR	Mr Anthony Robert McHardy	23 Higgins Street, Collingwood Park	Siting variation - Carport	18/12/2023	Approved	Building Regulatory Officer
13372/2023/BR	Clear Conscience Certification Pty Ltd	17 Deacon Street, Basin Pocket	Siting Variation - Carport	21/12/2023	Approved	Building Regulatory Officer
13468/2023/BR	Premier Build	6 Shenton Street, Coalfalls	Siting Variation - Dwelling	19/01/2024	Approved	Building Regulatory Officer
13632/2023/BR	O'Brien Building Consultants Pty Ltd	33 Dell Street, Eastern Heights	Siting variation - Shed	19/01/2024	Approved	Building Regulatory Officer
13622/2023/BR	Dynamic Building Approvals Pty Ltd	19 Mckenzie Street, Bundamba	Siting variation - Carport	19/01/2024	Approved	Building Regulatory Officer
15036/2021/BW	Mr Leslie Carter	20 Chubb Street, One Mile	Detached Shed	10/01/2024	Approved	Building Certifier
6404/2023/BW	Ms Cassandra Lee Rice	8 Siemons Street, One Mile	Covered Back Deck	22/12/2023	Approved	Building Certifier
10275/2023/BW	Mr Thomas Stephan Beldi and Mrs Elizabeth Mary Beldi	11 John Street, Bundamba	Attached Deck	17/01/2024	Approved	Building Certifier
10330/2023/BW	Ipswich City Council	30 Kirk Street, Bundamba	Demolition of all buildings & structures on site	18/01/2024	Approved	Building Certifier
10327/2023/BW	Ipswich City Council	14 Diane Court, North Booval	Demolition of all buildings & structures on site	22/11/2023	Approved	Building Certifier
10331/2023/BW	Ipswich City Council	36 Keith Street, Bundamba	Demolition of all buildings & structures on site	23/11/2023	Approved	Building Certifier
11410/2023/BW	Ipswich City Council Program 30	59 Hanlon Street, Bundamba	Demolition of all buildings & structures on site	23/11/2023	Approved	Building Certifier
11403/2023/BW	Ipswich City Council	30 Farr Street, East Ipswich	Demolition of all buildings & structures on site	23/11/2023	Approved	Building Certifier
13002/2023/BW	Mr Anthony Robert McHardy	23 Higgins Street, Collingwood Park	Carport	05/01/2024	Approved	Building Certifier
13085/2023/BW	Ipswich City Council Program 30	30 Helen Street, North Booval	Demolition of all buildings & structures on site	17/01/2024	Approved	Building Certifier
13092/2023/BW	Ipswich City Council Program 30	54 Helen Street, North Booval	Demolition of all buildings & structures on site	16/01/2024	Approved	Building Certifier
13294/2023/BW	Mr Peter Andrew Nelson	58 Vineyard Street, One Mile	Spa & Fence	11/01/2024	Approved	Building Certifier
23/2024/BW	Ipswich City Council	15 Trumper Street, East Ipswich	Demolition of all buildings & structures on site	19/01/2024	Approved	Building Certifier
21/2024/BW	Ipswich City Council	13 Trumper Street, East Ipswich	Demolition of all buildings & structures on site	18/01/2024	Approved	Building Certifier
19/2024/BW	Ipswich City Council	3 Trumper Street, East Ipswich	Demolition of all buildings & structures on site	17/01/2024	Approved	Building Certifier

DIVISION 3						
Delegated Authority:		138 Application/s				
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
17/2024/BW	Ipswich City Council	1 Trumper Street, East Ipswich	Demolition of all buildings & structures on site	17/01/2024	Approved	Building Certifier
8852/2023/CA	Bodyswitch Health And Fitness Pty Ltd	15 Ellenborough Street, Ipswich	Material Change of Use - Recreation Use (Indoor Recreation); Carrying out building work not associated with a material change of use - Internal building works associated with a Schedule 2 listed building	15/11/2023	Approved	Development Assessment Central Manager
11351/2022/LDR/B	Chum Street Land Evolution Pty Ltd	1 Chum Street, New Chum	Legal Document Request - Stage 1	11/01/2024	Approved	Senior Development Planning Compliance Officer
7238/2017/MAEXT/B	Hardacre Pty Ltd	16 Bird Street, Bundamba	Extension Application - Reconfiguring a Lot - One (1) lot into Two (2) Lots Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining)	21/11/2023	Approved	Senior Planner (Development)
3356/2002/MAEXT/C	Walker Bremer Park Pty Ltd	146 Hume Drive, Bundamba	Extension to Currency Period Application - Bremer Business Park - Preliminary Approval for Material Change of Use of Premises (Development in accordance with a Plan of Development, including seven (7) Sub-Areas: Riverside Sub-Area, Highways Sub-Area, Frame Sub-Area, Core Sub-Area, Residential Sub-Area, Open Space Sub-Area, Community and Commercial Centre Sub-Area) and Preliminary Approval for Reconfiguring a Lot (16 lots into 34 lots)	05/12/2023	Approved	Development Assessment Central Manager
13537/2021/MAEXT/A	Ipswich City Council	11 Panton Street, Woodend	Extension to Currency Period Application - Prescribed Tidal Works and Removal of Marine Plants	19/12/2023	Approved	Engineering Delivery West Manager
5478/2019/MAMC/D	Wolter Consulting Group Pty Ltd	20 Rhondda Road, New Chum	Minor Change - Internal Works - Earthworks associated with construction of Sub Cell 3B and 3B East – Northern Stage	20/12/2023	Approved	Engineering Delivery East Manager
5878/2018/MAMC/A	3 Seas Development Pty Ltd	12 Kerwick Street, Redbank	Minor Change - Material Change of Use - Business Use (Fast Food Premises, Service Station and Shop), Reconfiguring a Lot - Six (6) lots into three (3) lots and access easement	18/12/2023	Approved	Development Assessment East Manager
8300/2022/MAMC/A	KD Architecture Pty Ltd	48 Harlin Road, Coalfalls	Minor Change - Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (Refurbishment and Extension of Existing Level, Raising and Building-in of the Under Croft and Proposed Carport)	20/12/2023	Approved	Senior Planner (Development)
10826/2022/MAMC/A	Ebbw Vale Resi Pty Ltd	21A Whitwood Road, Ebbw Vale	Minor Change - Reconfiguring a Lot - Three (3) Lots into Two (2) Lots and creation of two access easements	22/01/2024	Approved	Development Assessment Central Manager
12693/2020/MAMC/A	Limestone Rise Pty Ltd	91 Gladstone Road, Coalfalls	Minor Change - Reconfiguring a Lot - One (1) lot into Four (4) lots & Creation of Access Easement	27/11/2023	Approved	Senior Planner (Development)
16661/2021/MAMC/A	DJS (Qld) Pty Ltd	64 Brisbane Road, Ebbw Vale	Minor Change - Material Change of Use - Business Use - Bulky Goods Sales (Impact)	21/12/2023	Approved	Development Assessment Central Manager
1290/2019/MAMC/A	Wiry Investments Pty Ltd	103 Montgomery Street, Redbank	Minor Change - Material Change of Use - Service/Trades Use - (Warehouse)	08/12/2023	Approved	Senior Planner (Development)
5701/2021/MAOC/C	Bundamba Land Co #1 Pty Ltd and Bundamba Land Co #2 Pty Ltd	20 Ashburn Road, Bundamba	Other Change - Reconfiguring a lot (one (1) lot into four (4) lots, new road and access easement) and Material Change of Use - Business Use (Fast Food Premises) - Proposed Lot 101, Material Change of Use - Business Use (two (2) Fast Food Premises) - Proposed Lot 102, Material Change of Use - Business use (Non Mechanical Car Wash) and Service Trades Use (Mechanical Car Wash) - Proposed Lot 103 and Material Change of Use - Business Use (Takeaway Food Premises, Shop - Pharmacy and Vehicle Sales Premises), Service Trades Use and General Industry - Proposed Lot 104	07/12/2023	Approved	Development Assessment Central Manager
4760/2023/MCU	Shiv Sharman Pty Ltd	8A Cole Street, Booval	Material Change of Use - Institutional Residential (three (3) units)	05/12/2023	Approved	Development Assessment Central Manager
7970/2023/MCU	C3 QLD Pty Ltd	6 Hume Drive, Bundamba	Material Change of Use - General Industry	22/11/2023	Approved	Development Assessment Central Manager
8909/2023/MCU	Gj Gardner Homes Ipswich	115 Brisbane Road, Booval	Material Change of Use - Business Use (Professional Office)	06/12/2023	Approved	Development Assessment Central Manager
11238/2023/MCU	Mrs Teala Lane Porter and Mr Ben Porter	7A McMahan Street, Bundamba	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining)	27/11/2023	Approved	Development Assessment Central Manager
11408/2023/MCU	Ownit Homes	14A Law Street North, Redbank	Material Change of Use - Single Residential in a Character Zone	14/12/2023	Approved	Senior Planner (Development)
11660/2023/MCU	The Board Of The Trustees Of The Ipswich Grammar S	57 Darling Street East, Woodend	Material Change of Use – Extension to Community Use (New Boarding House)	19/01/2024	Approved	Development Assessment Central Manager
11860/2023/MCU	Superior Granny Flats	15 Heysen Court, Collingwood Park	Material Change of Use - Dual Occupancy (Relatives Accommodation)	21/12/2023	Approved	Development Assessment East Manager
11894/2023/MCU	Groundup Construction QLD	3 Mary Street, Woodend	Material Change of Use - Community Use (Extension to Place of Worship - Community Hall)	30/11/2023	Approved	Senior Planner (Development)
12752/2023/MCU	Mr Craig Piva	42A Barclay Street, Bundamba	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining)	08/12/2023	Approved	Development Assessment Central Manager
2438/2022/NAME/A	Westphalen Developments Pty Ltd	219 Westphalen Drive, Riverview	Road Naming and Continuation of Existing Road	20/12/2023	Approved	Senior Planner (Development)

DIVISION 3						
Delegated Authority: 138 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
4280/2015/NAME/D	Canberra Estates Consortium No. 36 Pty Ltd	7001 Collingwood Drive, Collingwood Park	Road Re-Naming	15/11/2023	Approved	Senior Development Planning Compliance Officer
9728/2023/OD	M & T Game Smsf Pty Ltd	5 Ferrett Street, Sadliers Crossing	Carrying out building work not associated with a material change of use - Deck and Carport in a Character Zone	23/11/2023	Approved	Senior Planner (Development)
11043/2023/OD	Just Sheds	22 Stephenson Street, Sadliers Crossing	Carrying out building work not associated with a material change of use - Shed in a Character Zone	13/12/2023	Approved	Development Assessment Central Manager
11489/2023/OD	Walters Family Projects	8 Pryde Street, Woodend	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (raising and building underneath a character dwelling)	21/12/2023	Approved	Senior Planner (Development)
12680/2023/OD	4shore Projects	43 Weedman Street, Redbank	Carrying out Building Work not associated with a Material Change of Use - one (1) new wash bay	08/01/2024	Approved	Development Assessment East Manager
3800/2023/OW	J & H Bagheri Pty Ltd	10 Hansells Parade, Riverview	Earthworks	15/11/2023	Approved	Engineering Delivery East Manager
4253/2023/OW	Wolter Consulting Group Pty Ltd	100 Chum Street, New Chum	Stormwater and Earthworks	12/12/2023	Approved	Engineering Delivery East Manager
8061/2023/OW	Image Developments Pty Ltd	16 Law Street, Bundamba	Landscaping	12/01/2024	Approved	Engineering Delivery East Manager
9282/2023/OW	Stantec Australia Pty Ltd	219 Westphalen Drive, Riverview	Road Work, Stormwater, Earthworks, Clearing Vegetation	20/12/2023	Approved	Engineering Delivery East Manager
9455/2023/OW	Clearspan Pty Ltd	6 Boyce Street, Bundamba	Stormwater, Earthworks and Footpath Works	16/11/2023	Approved	Engineering Delivery East Manager
9585/2023/OW	P Crew Property No 3 Pty Ltd	16 Gliderway Street, Bundamba	Drainage Work, Stormwater, Earthworks	12/01/2024	Approved	Engineering Delivery East Manager
10029/2023/OW	Canberra Estates Consortium No. 36 Pty Ltd	7001 Collingwood Drive, Collingwood Park	Road work, Stormwater Drainage Work and Earthworks - Woodlinks Village Stage 21	20/11/2023	Approved	Engineering Delivery East Manager
10848/2023/OW	Canberra Estates Consortium No. 36 Pty Ltd	7001 Collingwood Drive, Collingwood Park	Road work, Stormwater Drainage work & Earthworks - Woodlinks Village Stage 18	20/11/2023	Approved	Engineering Delivery East Manager
10899/2023/OW	Casa Engineering (Brisbane) Pty Ltd	39 Hume Drive, Bundamba	Stormwater and Landscaping	17/11/2023	Approved	Engineering Delivery East Manager
11624/2023/OW	Citicene Landscape Architects	25 Gliderway Street, Bundamba	Landscaping	12/01/2024	Approved	Engineering Delivery East Manager
12303/2023/OW	Westphalen Developments Pty Ltd School	219 Westphalen Drive, Riverview	Landscaping - Westphalen Stage 1	22/01/2024	Approved	Engineering Delivery East Manager
12338/2023/OW	QLD Property Group	1 Chum Street, New Chum	Stormwater and Earthworks	11/12/2023	Approved	Engineering Delivery East Manager
12766/2023/OW	Hutchinson Builders	5 Union Place, Ipswich	Landscaping - Commonwealth Hotel	19/01/2024	Approved	Engineering Delivery West Manager
12430/2023/PFT	Checkpoint Building Surveyors	19 Cypress Street, Collingwood Park	Single Dwelling	24/11/2023	Approved	Plumbing Inspector
12420/2023/PFT	Invision Homes Pty Ltd	5 Princeton Court, Collingwood Park	Single Dwelling	23/11/2023	Approved	Plumbing Inspector
12550/2023/PFT	Catapult Homes	49 Jo-Ann Miller Drive, Collingwood Park	Single Dwelling	28/11/2023	Approved	Plumbing Inspector
12559/2023/PFT	GMA Certification Group	34 Cooper Drive, Collingwood Park	Single Dwelling	28/11/2023	Approved	Plumbing Inspector
12629/2023/PFT	Active Building Approvals Pty Ltd	9 Princeton Court, Collingwood Park	Single Dwelling	01/12/2023	Approved	Plumbing Inspector
12668/2023/PFT	Argyle Building (Qld) Pty Ltd	14 Spinel Crescent, Collingwood Park	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12667/2023/PFT	Argyle Building (Qld) Pty Ltd	12 Spinel Crescent, Collingwood Park	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12662/2023/PFT	Argyle Building (Qld) Pty Ltd	10 Spinel Crescent, Collingwood Park	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12654/2023/PFT	Argyle Building (Qld) Pty Ltd	8 Spinel Crescent, Collingwood Park	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12663/2023/PFT	Argyle Building (Qld) Pty Ltd	6 Spinel Crescent, Collingwood Park	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12653/2023/PFT	Argyle Building (Qld) Pty Ltd	4 Spinel Crescent, Collingwood Park	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12743/2023/PFT	Ultra Group	31 Naomai Street, Bundamba	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12916/2023/PFT	Silkwood Homes Pty Ltd	30 Cooper Drive, Collingwood Park	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12991/2023/PFT	Active Building Approvals Pty Ltd	13 Princeton Court, Collingwood Park	Single Dwelling	08/12/2023	Approved	Plumbing Inspector
13009/2023/PFT	Checkpoint Building Surveyors	15 Highfield Street, Bundamba	Single Dwelling	11/12/2023	Approved	Plumbing Inspector
13135/2023/PFT	Fluid Building Approvals	9 Laurina Close, Collingwood Park	Single Dwelling	12/12/2023	Approved	Plumbing Inspector
13349/2023/PFT	Bartley Burns	14A Law Street North, Redbank	Single Dwelling	18/12/2023	Approved	Plumbing Inspector
13394/2023/PFT	Mr Nathan William Althaus	28 Rex Street, Eastern Heights	Single Dwelling	19/12/2023	Approved	Plumbing Inspector
13396/2023/PFT	Mr Nathan William Althaus	28A Rex Street, Eastern Heights	Single Dwelling	19/12/2023	Approved	Plumbing Inspector
13511/2023/PFT	Avia Homes Australia Pty Ltd	6 Stanford Court, Collingwood Park	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13657/2023/PFT	Choice Homes (Qld) Pty Ltd	10 Soapberry Circuit, Collingwood Park	Single Dwelling	22/12/2023	Approved	Plumbing Inspector

DIVISION 3						
Delegated Authority: 138 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
43/2024/PFT	J & S Modern Constructions Pty Ltd	7 Laurina Close, Collingwood Park	Single Dwelling	08/01/2024	Approved	Plumbing Inspector
178/2024/PFT	Hallmark Homes Pty Ltd	33 Jo-Ann Miller Drive, Collingwood Park	Single Dwelling	16/01/2024	Approved	Plumbing Inspector
177/2024/PFT	Hallmark Homes Pty Ltd	28 Laurina Close, Collingwood Park	Single Dwelling	16/01/2024	Approved	Plumbing Inspector
214/2024/PFT	Checkpoint Building Surveyors	32 Cooper Drive, Collingwood Park	Single Dwelling	17/01/2024	Approved	Plumbing Inspector
237/2024/PFT	Silkwood Homes Pty Ltd	32 Highfield Street, Bundamba	Single Dwelling	17/01/2024	Approved	Plumbing Inspector
329/2024/PFT	Metricon Homes Pty Ltd	16 Laurina Close, Collingwood Park	Single Dwelling	19/01/2024	Approved	Plumbing Inspector
2903/2023/PPC	MDA Engineers	7 Milford Street, Ipswich	Childcare with cold-shell tenancy's above	16/11/2023	Approved	Plumbing Inspector
9679/2023/PPC	Diametric Engineers	50 Jo-Ann Miller Drive, Collingwood Park	Temporary Shed - Collingwood Park Secondary School	01/12/2023	Approved	Plumbing Inspector
11613/2023/PPC	Building Services Engineers	2A Joyce Street, East Ipswich	Temporary Site facilities	15/11/2023	Approved	Plumbing Inspector
12218/2023/PPC	Bsi Building Services Integration	153 Warwick Road, Ipswich	Refurbished existing blocks, New Engineering workshop	24/11/2023	Approved	Plumbing Inspector
12288/2023/PPC	Aqualogical Pty Ltd	1 Lock Way, Riverview	Tradewaste & Sanitary Drainage Upgrade - JBS Dinmore	27/11/2023	Approved	Plumbing Inspector
12385/2023/PPC	Triple L Consultants	139 Brisbane Road, Booval	Shop 12 UMI Fusion - Fitout	30/11/2023	Approved	Plumbing Inspector
12456/2023/PPC	Groundup Construction QLD	3 Mary Street, Woodend	Additional Fixtures to Existing Community Hall	04/12/2023	Approved	Plumbing Inspector
12564/2023/PPC	Acor Consultants QLD	8 Pring Street, Ipswich	St Andrews Private Hospital - Stage 2 Redevelopment	03/01/2024	Approved	Plumbing Inspector
12553/2023/PPC	Bens Plumbing And Drainage	6 Turley Street, Ipswich	Demountable Building Connection	21/12/2023	Approved	Plumbing Inspector
12581/2023/PPC	Performance Construction Hydraulics Pty Ltd	81 East Street, Ipswich	Offices & Amenities	11/12/2023	Approved	Plumbing Inspector
12665/2023/PPC	East Coast Hydraulics Pty Ltd	3 Wharf Street, Ipswich	RFQ Office Fitout	07/12/2023	Approved	Plumbing Inspector
13140/2023/PPC	Spaceframe Buildings Pty Ltd	10 Morshead Court, Redbank	Temporary Site Amenities	09/01/2024	Approved	Plumbing Inspector
13230/2023/PPC	East Coast Hydraulics Pty Ltd	1 Collingwood Drive, Redbank	Tenancy Fitout - Little Red Dumpling	02/01/2024	Approved	Plumbing Inspector
13334/2023/PPC	Aqualogical	1 Lock Way, Riverview	Trim Chain Extension on level 1 Trade waste & water services	03/01/2024	Approved	Plumbing Inspector
13401/2023/PPC	Acquaco Design Group	43 Weedman Street, Redbank	Private Sewer (House Drain)	08/01/2024	Approved	Plumbing Inspector
12203/2023/PPR	Mr Clinton Able	36 Roderick Street, Ipswich	Garage with fixtures	22/12/2023	Approved	Plumbing Inspector
12445/2023/PPR	Apex Certification And Consulting	25 Law Street, Bundamba	Single Dwelling - Relocatable	30/11/2023	Approved	Plumbing Inspector
12992/2023/PPR	Dixon Homes	26 Coolibah Street, Silkstone	Single Dwelling	15/12/2023	Approved	Plumbing Inspector
32/2024/PPR	Ipswich City Council	20 Keith Street, Bundamba	Single Dwelling Demolition	05/01/2024	Approved	Plumbing Inspector
34/2024/PPR	Ipswich City Council	35 Keith Street, Bundamba	Single Dwelling Demolition	05/01/2024	Approved	Plumbing Inspector
6257/2023/RAL	Ms Alice Noeleen Margaret Bosch	55 Alfred Street, Riverview	Reconfiguring a Lot - Two (2) lots into four (4) lots	17/11/2023	Approved	Senior Planner (Development)
11173/2023/RAL	Ms Maria Mercedes Splitt	29 Bird Street, Bundamba	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	18/12/2023	Approved	Senior Planner (Development)
12261/2023/RAL	Baird & Hayes Surveyors And Town Planners	50 Blackstone Road, Newtown	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	27/11/2023	Approved	Senior Planner (Development)
13459/2023/RAL	Mr Glen Alan Edwards	37 Dixon Street, Wulkuraka	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	18/01/2024	Approved	Senior Planner (Development)
1205/2022/SSP/A	Mr Honggang Wang	51 Chermside Road, Eastern Heights	Lots 1 & 2 on SP335395	23/11/2023	Approved	Senior Development Planning Compliance Officer
12922/2021/SSP/A	Planvista	4B Green Street, Ebbw Vale	Lots 58 - 60 on SP324627	22/01/2024	Approved	Senior Development Planning Compliance Officer
4870/2022/SSP/A	Andrews & Hansen Pty Ltd	58 Stephenson Street, Coalfalls	Lots 100 & 101 on SP309467	12/12/2023	Approved	Senior Development Planning Compliance Officer

DIVISION 4						
No Authority Assigned: 1 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
3185/2022/RAL	Baird & Hayes Surveyors And Town Planners	108 Dances Road, Mount Marrow	Reconfiguring a Lot - One (1) lot into four (4) lots	21/12/2023	Approved	
Delegated Authority: 147 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
9817/2023/BORIST	BW Landscape Construction	1 Stanley Court, Brassall	Building over or near a stormwater drain and over an easement	24/11/2023	Approved	Engineering Delivery West Manager
10900/2023/BORIST	Professional Certification Group	22 Cypress Street, Yamanto	Building over or near a stormwater drain - Dwelling	22/11/2023	Approved	Engineering Delivery West Manager
11748/2023/BORIST	Construct 81	14 Kylah Court, Yamanto	Building over or near a stormwater drain - Shed	20/11/2023	Approved	Engineering Delivery West Manager
10058/2023/BR	Mr David Peter Sharp	52 Holt Street, Brassall	Siting variation - Carport	15/01/2024	Approved	Building Regulatory Officer
10124/2023/BR	Ms Margaret-Anne Jensen	10 Diosma Close, Yamanto	Siting Variation - Carport	20/12/2023	Approved	Building Regulatory Officer
11400/2023/BR	Fluid Building Approvals	14 Theodore Street, Brassall	Siting variation - Secondary Dwelling and Carport	20/11/2023	Approved	Building Regulatory Officer
11608/2023/BR	Precision Building Certification	48 Caribou Drive, Brassall	Siting Variation - Carport	17/11/2023	Approved	Building Regulatory Officer
12225/2023/BR	Dynamic Building Approvals	20 Lintrose Terrace, Karalee	Amenity and Aesthetics - Shed	28/11/2023	Approved	Building Regulatory Officer
12266/2023/BR	Project BA	10 George Street, Tivoli	Amenity and Aesthetics - Shed	15/01/2024	Approved	Building Regulatory Officer
12274/2023/BR	Mr Jeremy Mark Buxton Chisnall	4 Lewis Drive, Chuwar	Amenity and Aesthetics - Shed	04/12/2023	Approved	Building Regulatory Officer
12370/2023/BR	Elia Architecture	1 John Street, Rosewood	Amenity and Aesthetics -Demolition of a Police Station, Demolition/Removal of Dwelling, and Demolition of Outbuildings	27/11/2023	Approved	Building Regulatory Officer
12416/2023/BR	South East Building Approvals	45 Blenheim Crescent, Yamanto	Siting variation - Carport	04/12/2023	Approved	Building Regulatory Officer
12631/2023/BR	Dynamic Building Approvals Pty Ltd	26-28 Melbourne Street, Karalee	Amenity and aesthetics & Siting Variation - Shed	21/12/2023	Approved	Building Regulatory Officer
12802/2023/BR	Mrs Ursula Frances McInnes and Mr Andrew Gray McInnes	2A Ware Street, North Ipswich	Siting Variation - Dwelling and Retaining Wall/Fence	13/12/2023	Approved	Building Regulatory Officer
12994/2023/BR	Mrs Emiko Earley	3 Kunkala Court, Rosewood	Siting variation - Shed	02/01/2024	Approved	Building Regulatory Officer
13347/2023/BR	Mr Gary Selwyn Lukritz	6 William Street, Rosewood	Siting variation - Carport	21/12/2023	Approved	Building Regulatory Officer
13376/2023/BR	Miss Melissa Jane Rodgers	7 Stuart Court, Karalee	Siting Variation - Dwelling	21/12/2023	Approved	Building Regulatory Officer
13371/2023/BR	Dynamic Building Approvals	6 Louisa Place, Karalee	Amenity and Aesthetics - Shed	21/12/2023	Approved	Building Regulatory Officer
3923/2021/BW	Mr Chad Leroy Wright	74 Stanton Cross Drive, Karalee	Retaining Wall	13/12/2023	Approved	Building Certifier
10737/2021/BW	Ms Raylene Michelle Halliday	34 Reaside Road, Walloon	As Constrcted Retaining Wall	19/12/2023	Approved	Building Certifier
10318/2022/BW	Mr Alexander William Drew	43 Jupiter Street, Wulkuraka	Detached Garage/Workshop and Retaining Walls	21/12/2023	Approved	Building Certifier
10329/2023/BW	Ipswich City Council	18-20 Voyager Drive, Karalee	Demolition of a Dwelling and all other structures	23/11/2023	Approved	Building Certifier
10332/2023/BW	Ipswich City Council	181 Moores Pocket Road, Moores Pocket	Demolition of all buildings & structures on site	23/11/2023	Approved	Building Certifier
10328/2023/BW	Ipswich City Council	16 Lupton Street, Churchill	Demolition of all buildings & structures on site	22/11/2023	Approved	Building Certifier
11176/2023/BW	Mr Peter Morton and Mrs Michelle Gayle Morton	138 Haig Street, Brassall	Open Carport	20/11/2023	Approved	Building Certifier
11496/2023/BW	Mr David Wallace Bamkin	69-71 Tarana Avenue, Thagoona	Above Ground Pool and Pool Fence	12/12/2023	Approved	Building Certifier
13057/2023/BW	Ipswich City Council	15 Tivoli Hill Road, Tivoli	Demolition of all buildings & structures on site	09/01/2024	Approved	Building Certifier
13091/2023/BW	Ipswich City Council	34 Queensborough Parade, Karalee	Demolition of all buildings & structures on site	17/01/2024	Approved	Building Certifier
22/2024/BW	Ipswich City Council	14-16 Voyager Drive, Karalee	Demolition of all buildings & structures on site	19/01/2024	Approved	Building Certifier
20/2024/BW	Ipswich City Council	6 Tivoli Hill Road, Tivoli	Demolition of all buildings & structures on site	18/01/2024	Approved	Building Certifier
12349/2023/EXC	Mr David Peter Sharp	52 Holt Street, Brassall	Exemption Certificate - Building Works not Associated with a Material Change of Use - Carport in Development Constraints Overlay (Urban Catchment Flowpath)	20/12/2023	Approved	Senior Planner (Development)
7980/2009/MAEXT/C	Oaklands Estate Pty Ltd	7 Francis Street, Tivoli	Extension Application - RAL - Four (4) Lots Into up to Eighty (80) Lots MCU - Preliminary Approval to Override the Planning Scheme	16/11/2023	Approved	Development Assessment Central Manager
6475/2004/MAEXT/D	SPG 23 Pty Ltd	157 Workshops Street, Brassall	Extension to Currency Period Application - One (1) Lot into 21 Lots	11/12/2023	Approved	Development Assessment Central Manager

DIVISION 4						
Delegated Authority: 147 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
4350/2007/MAEXT/B	Queensland Residential Estates Pty Ltd	993-1049 Karrabin Rosewood Road, Thagoona	Extension to Currency Period Application - Preliminary Approval to affect the Planning Scheme pursuant to section 242 of the Sustainable Planning Act 2009 for a Material Change of Use for the development of Land for Residential Low Density Purposes, Development Permit for Reconfiguring a Lot - One (1) Lot into Fifty-Seven (57) Lots plus Balance Area, Drainage Reserve, Management Lot and New Roads and Preliminary Approval for Reconfiguring a Lot - One (1) Lot into Three Hundred and Seventy-Five (375) Lots plus a Balance Lot, Drainage Reserve and New Roads	21/12/2023	Approved	Development Assessment Central Manager
2629/2010/MAEXT/A	FRN Property Holdings Pty Ltd	14 Arnold Street, Wulkuraka	Extension to Currency Period Application - Reconfiguration of a Lot (1 lot into 79 lots, including 77 residential lots and 2 stormwater detention lots)	09/01/2024	Approved	Development Assessment West Manager
2518/2017/MAEXT/B	Sunnyside Developments Pty Ltd	91-103 Southern Amberley Road, Amberley	Extension to Currency Period Application - General Industry (Aerospace Industry) and Service Trades Use (Warehousing/Storage) - Smart eDA	22/01/2024	Approved	Development Assessment West Manager
2110/2022/MAMC/A	Mrs Helene Elizabeth Quin	116-118 Phillip Crescent, Barellan Point	Minor Change - Reconfiguring a Lot - Two (2) Lots into Three (3) Lots	17/11/2023	Approved	Senior Planner (Development)
3487/2022/MAMC/A	Gibson Hotels Pty Ltd	1-3 Queen Street, Walloon	Minor Change - Material Change of Use - Business Use (Hotel & Shop) Reconfiguring a Lot - Three (3) lots into Two (2) lots Carrying out building work not associated with a material change of use - Demolition of Heritage Place	27/11/2023	Approved	Development Assessment Central Manager
19897/2021/MAMC/A	Griffith Group One Pty Ltd	102 Pine Mountain Road, Brassall	Minor Change - Material Change of Use - Community Use (Child Care Centre)	12/01/2024	Approved	Development Assessment Central Manager
429/2009/MAOC/A	Rethink Investing Pty Ltd	444 Warwick Road, Yamanto	Other Change - Change to existing approval 429/2009/MAMC/A (which currently permits a Shopping Centre and Multiple Residential (Live/Work Units) in Three (3) Stages to now permit a Business Use (Bulky Goods Sales), Recreation Use (Indoor Recreation) & Service/Trades Use (Repair Station, Warehouse/Storage)	04/12/2023	Approved	Senior Planner (Development)
3029/2023/MCU	Luhopi Pty Ltd	15 Downs Street, North Ipswich	Material Change of Use - Entertainment Use (Licensed Club)	04/12/2023	Approved	Development Assessment Central Manager
3516/2023/MCU	LB4 Holding Pty Ltd	3 John Street, Rosewood	Material Change of Use - Community Use (Child Care Centre) and Business Use (Café)	14/12/2023	Approved	Development Assessment West Manager
11067/2023/MCU	Baird & Hayes Surveyors And Town Planners	145-147 Adelong Avenue, Thagoona	Material Change of Use - Dual Occupancy	11/12/2023	Approved	Development Assessment Central Manager
11698/2023/MCU	Graham Residential Holdings Pty Ltd	143-145 Goddards Road, Yamanto	Material Change of Use - Dual Occupancy	30/11/2023	Approved	Senior Planner (Development)
12206/2023/MCU	Pplan	87 Settler Way, Karalee	Material Change of Use - Dual Occupancy (Relative's Accommodation)	06/12/2023	Approved	Senior Planner (Development)
13011/2023/MCU	Mr Alexander Prasser	3 Arrawatta Close, Karalee	Material Change of Use - Dual Occupancy (Relatives Accommodation)	19/01/2024	Approved	Engineering Delivery East Manager
13397/2023/MCU	Mr Matthew William Ralston and Mrs Fiona Ralston	76 John Street, Rosewood	Material Change of Use - Single Residential in a Character Housing Zone	21/12/2023	Approved	Senior Planner (Development)
19984/2021/NAME/A	ID Walloon Pty Ltd	120 Taylors Road, Walloon	Road Naming	21/11/2023	Approved	Senior Development Planning Compliance Officer
10432/2022/OD	The Corporation Of The Trustees Of The Roman Catho	11 Railway Street, Rosewood	Carrying out Building Work not associated with a Material Change of Use - Relocation of Existing Church, Hall, Presbytery and Garage	12/12/2023	Approved	Development Assessment West Manager
10883/2023/OD	Mr Stuart Royston Downs and Mr Corey Mark Forsyth	36 Hill Street, North Ipswich	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone	08/12/2023	Approved	Senior Planner (Development)
12157/2023/OD	Mr Brett Andrew Walters	51-53 Stuart Street, Barellan Point	Carrying out building work not associated with a material change of use - Single Residential (Auxiliary Unit) affected by a Development Constraints Overlay (OV5 Adopted Flood Regulation Line)	13/12/2023	Approved	Senior Planner (Development)
12173/2023/OD	Ipswich Adventist School	52 Hunter Street, Brassall	Carrying out Building Work not associated with a Material Change of Use - Shed and Shade Structure	27/11/2023	Approved	Senior Planner (Development)
1249/2022/OW	FBT Holdings Pty Ltd trading ATF Piggy Bank Trust	56 Windle Road, Brassall	Road work, Stormwater, Drainage work, Earthworks and Clearing vegetation	27/11/2023	Approved	Engineering Delivery West Manager
7067/2022/OW	Bornhorst And Ward Consulting Engineers	1 Henry Street, Brassall	Road work, Stormwater, Drainage work and Earthworks	05/12/2023	Approved	Engineering Delivery West Manager
7903/2023/OW	Osborn Consulting Engineers	170 Mt Crosby Road, North Tivoli	Drainage work, Earthworks & Other - Concrete carpark	20/12/2023	Approved	Engineering Delivery East Manager
9343/2023/OW	JG Walloon Development Pty Ltd and MB Walloon Development Pty Ltd and Title Capital Licence Co. Pt	7001 Parkland Drive, Walloon	Rate 3 Streetlighting - Dawn Estate Stage 6F	17/11/2023	Approved	Engineering Delivery West Manager
10271/2023/OW	Sticks Stones Urban Design	1 John Street, Rosewood	Road work, Stormwater - QPS Rosewood Police Station	18/12/2023	Approved	Engineering Delivery West Manager
11144/2023/OW	Mr Peter Johnston	444 Warwick Road, Yamanto	Landscaping	20/11/2023	Approved	Engineering Delivery West Manager

DIVISION 4						
Delegated Authority: 147 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
12030/2023/PFT	Burbank Homes	178 Pine Mountain Road, Brassall	Single Dwelling	17/11/2023	Approved	Plumbing Inspector
12071/2023/PFT	Karston Homes Pty Ltd	5 Lawson Street, Walloon	Single Dwelling	15/11/2023	Approved	Plumbing Inspector
12126/2023/PFT	DTZ Building Design	6 Paterson Road, Walloon	Single Dwelling	16/11/2023	Approved	Plumbing Inspector
12127/2023/PFT	DTZ Building Design Pty Ltd	9 Davis Way, Walloon	Single Dwelling	16/11/2023	Approved	Plumbing Inspector
12128/2023/PFT	DTZ Building Design	11 Davis Way, Walloon	Single Dwelling	17/11/2023	Approved	Plumbing Inspector
12125/2023/PFT	DTZ Building Design	4 Paterson Road, Walloon	Single Dwelling	17/11/2023	Approved	Plumbing Inspector
12164/2023/PFT	TJB Building Certifiers	8 Alexis Street, Rosewood	Single Dwelling	17/11/2023	Approved	Plumbing Inspector
12180/2023/PFT	Pacific Approvals Pty Ltd	17 Davis Way, Walloon	Single Dwelling	17/11/2023	Approved	Plumbing Inspector
12230/2023/PFT	Checkpoint Building Surveyors	18 Banjo Drive, Walloon	Single Dwelling	20/11/2023	Approved	Plumbing Inspector
12199/2023/PFT	Karston Homes Pty Ltd	16 Banjo Drive, Walloon	Single Dwelling	17/11/2023	Approved	Plumbing Inspector
12198/2023/PFT	Karston Homes Pty Ltd	3 Lawson Street, Walloon	Single Dwelling	17/11/2023	Approved	Plumbing Inspector
12214/2023/PFT	Karston Homes Pty Ltd	2 Lawson Street, Walloon	Single Dwelling	17/11/2023	Approved	Plumbing Inspector
12285/2023/PFT	Active Building Approvals Pty Ltd	90 Nielsen Road, Rosewood	Single Dwelling	21/11/2023	Approved	Plumbing Inspector
12270/2023/PFT	Platinum Building Approvals Pty Ltd	12 Timothy Crescent, Rosewood	Single Dwelling	20/11/2023	Approved	Plumbing Inspector
12283/2023/PFT	Hallmark Homes Pty Ltd	9 Banjo Drive, Walloon	Single Dwelling	21/11/2023	Approved	Plumbing Inspector
12254/2023/PFT	Metricon Homes Pty Ltd	6 Banjo Drive, Walloon	Single Dwelling	20/11/2023	Approved	Plumbing Inspector
12253/2023/PFT	Australian Building Company Pty Ltd	15 Davis Way, Walloon	Single Dwelling	20/11/2023	Approved	Plumbing Inspector
12352/2023/PFT	Checkpoint Building Surveyors	5 Davis Way, Walloon	Single Dwelling	21/11/2023	Approved	Plumbing Inspector
12365/2023/PFT	TJB Building Certifiers	24 Breanna Crescent, Rosewood	Single Dwelling	22/11/2023	Approved	Plumbing Inspector
12404/2023/PFT	Fluid Building Approvals	26 Morgan Street, Walloon	Single Dwelling	23/11/2023	Approved	Plumbing Inspector
12426/2023/PFT	Buildcert QLD Pty Ltd	8 Davis Way, Walloon	Single Dwelling	24/11/2023	Approved	Plumbing Inspector
12422/2023/PFT	Australian Building Co. Pty Ltd	76 Parkland Drive, Walloon	Single Dwelling	24/11/2023	Approved	Plumbing Inspector
12475/2023/PFT	Pacific Approvals Pty Ltd	21 Davis Way, Walloon	Single Dwelling	06/12/2023	Approved	Plumbing Inspector
12611/2023/PFT	Torsion Homes Pty Ltd	9 Gilmore Street, Walloon	Single Dwelling	30/11/2023	Approved	Plumbing Inspector
12660/2023/PFT	Torsion Homes Pty Ltd	4 Fyfe Street, Walloon	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12750/2023/PFT	Checkpoint Building Surveyors	25 Banjo Drive, Walloon	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12739/2023/PFT	Pacific Approvals Pty Ltd	21 Banjo Drive, Walloon	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12726/2023/PFT	Pacific Approvals Pty Ltd	13 Gilmore Street, Walloon	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12720/2023/PFT	Pacific Approvals Pty Ltd	14 Davis Way, Walloon	Single Dwelling	04/12/2023	Approved	Plumbing Inspector
12956/2023/PFT	Domaine Homes (Qld) Pty Ltd	24 Banjo Drive, Walloon	Single Dwelling	07/12/2023	Approved	Plumbing Inspector
12951/2023/PFT	Pacific Approvals Pty Ltd	20 Davis Way, Walloon	Single Dwelling	11/12/2023	Approved	Plumbing Inspector
12954/2023/PFT	Pacific Approvals Pty Ltd	16 Davis Way, Walloon	Single Dwelling	07/12/2023	Approved	Plumbing Inspector
13022/2023/PFT	Burbank Homes	74 Vassallo Drive, Rosewood	Single Dwelling	11/12/2023	Approved	Plumbing Inspector
13030/2023/PFT	Torsion Homes Pty Ltd	70 Nielsen Road, Rosewood	Single Dwelling	11/12/2023	Approved	Plumbing Inspector
13160/2023/PFT	Brighton Homes Queensland	32 Banjo Drive, Walloon	Single Dwelling	13/12/2023	Approved	Plumbing Inspector
13177/2023/PFT	Active Building Approvals Pty Ltd	10 Morgan Street, Walloon	Single Dwelling	13/12/2023	Approved	Plumbing Inspector
13185/2023/PFT	Pacific Approvals Pty Ltd	19 Gilmore Street, Walloon	Single Dwelling	13/12/2023	Approved	Plumbing Inspector
13231/2023/PFT	Fluid Building Approvals	19 Davis Way, Walloon	Single Dwelling	13/12/2023	Approved	Plumbing Inspector
13284/2023/PFT	TJB Building Certifiers Pty Ltd	5 Paterson Road, Walloon	Single Dwelling	15/12/2023	Approved	Plumbing Inspector
13289/2023/PFT	TJB Building Certifiers Pty Ltd	5 Gilmore Street, Walloon	Single Dwelling	15/12/2023	Approved	Plumbing Inspector
13446/2023/PFT	Karston Homes Pty Ltd	4 Banjo Drive, Walloon	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13578/2023/PFT	Fluid Building Approvals	10 Gilmore Street, Walloon	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13590/2023/PFT	Metricon Homes Pty Ltd	78 Parkland Drive, Walloon	Single Dwelling	21/12/2023	Approved	Plumbing Inspector
13650/2023/PFT	Hallmark Homes Pty Ltd	4 Malouf Close, Walloon	Single Dwelling	22/12/2023	Approved	Plumbing Inspector

DIVISION 4						
Delegated Authority: 147 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
60/2024/PFT	Stroud Homes Brisbane West	69 Parkland Drive, Walloon	Single Dwelling	09/01/2024	Approved	Plumbing Inspector
110/2024/PFT	FRD Homes	8 Banjo Drive, Walloon	Single Dwelling	11/01/2024	Approved	Plumbing Inspector
111/2024/PFT	Metricon Homes Pty Ltd	79 Parkland Drive, Walloon	Single Dwelling	11/01/2024	Approved	Plumbing Inspector
156/2024/PFT	Checkpoint Building Surveyors	6 Abbott Street, Walloon	Single Dwelling	15/01/2024	Approved	Plumbing Inspector
151/2024/PFT	Burbank Homes	12 Gilmore Street, Walloon	Single Dwelling	15/01/2024	Approved	Plumbing Inspector
190/2024/PFT	TJB Building Certifiers	18 Paterson Road, Walloon	Single Dwelling	16/01/2024	Approved	Plumbing Inspector
218/2024/PFT	Metricon Homes Pty Ltd	53 Timothy Crescent, Rosewood	Single Dwelling	17/01/2024	Approved	Plumbing Inspector
240/2024/PFT	TJB Building Certifiers	15 Paterson Road, Walloon	Single Dwelling	17/01/2024	Approved	Plumbing Inspector
226/2024/PFT	TJB Building Certifiers	3 Gilmore Street, Walloon	Single Dwelling	17/01/2024	Approved	Plumbing Inspector
229/2024/PFT	TJB Building Certifiers	13 Davis Way, Walloon	Single Dwelling	17/01/2024	Approved	Plumbing Inspector
313/2024/PFT	Pacific Approvals Pty Ltd	7 Lawson Street, Walloon	Single Dwelling	18/01/2024	Approved	Plumbing Inspector
311/2024/PFT	Karston Homes Pty Ltd	7 Davis Way, Walloon	Single Dwelling	18/01/2024	Approved	Plumbing Inspector
357/2024/PFT	Coral Homes QLD Pty Ltd	5 Stanley Court, Brassall	Single Dwelling	22/01/2024	Approved	Plumbing Inspector
392/2024/PFT	Active Building Approvals Pty Ltd	4 Morgan Street, Walloon	Single Dwelling	22/01/2024	Approved	Plumbing Inspector
10277/2023/PPC	Sticks Stones Urban Design	1 John Street, Rosewood	Proposed New Police Station, Relocated Residence	29/11/2023	Approved	Plumbing Inspector
10420/2023/PPC	Aptus Plumbing And Gas	488 Warwick Road, Yamanto	Medical Centre Fitout	03/01/2024	Approved	Plumbing Inspector
10852/2023/PPC	Aptus Plumbing And Gas	488 Warwick Road, Yamanto	Tenancy Fitout T43 - Café 63	04/01/2024	Approved	Plumbing Inspector
11047/2023/PPC	SJM Hydraulics Pty Ltd	140 Toongarra Road, Wulkuraka	Additional fixtures to existing building	24/11/2023	Approved	Plumbing Inspector
11973/2023/PPC	H Design Hydraulic Engineering	1-3 Queen Street, Walloon	Drive Thru Bottle Shop	20/11/2023	Approved	Plumbing Inspector
12151/2023/PPC	Dawsons Technical Services	51-89 Southern Amberley Road, Amberley	Storage Shed with Fixtures - Non Sewered	23/11/2023	Approved	Plumbing Inspector
12159/2023/PPC	Compass Consulting Group	8 Keswick Road, Karrabin	Inground Sewer and water associated with relocated Tuckshop	22/11/2023	Approved	Plumbing Inspector
12594/2023/PPC	Northbuild Construction Pty Ltd	11A Railway Street, Rosewood	Temporary Site Ablutions	19/12/2023	Approved	Plumbing Inspector
10465/2023/PPR	Compact Homes Pty Ltd	380-382 Mt Crosby Road, Chuwar	Non-Sewered Single Dwelling	21/11/2023	Approved	Plumbing Inspector
11287/2023/PPR	KNM Plumbing Pty Ltd	6 Trowers Road, Pine Mountain	Dwelling Extension and Conversion of Septic Tank to Taylex HSTP	04/12/2023	Approved	Plumbing Inspector
11502/2023/PPR	G&P Builders Pty Ltd	10 Toft Street, Marburg	Non-Sewered Single Dwelling	16/11/2023	Approved	Plumbing Inspector
11576/2023/PPR	TJB Building Certifiers	159 Schubels Road, Marburg	Non-Sewered Single Dwelling	15/11/2023	Approved	Plumbing Inspector
11818/2023/PPR	Ipswich City Council	403-405 Junction Road, Karalee	Demolish/Removal of On-Site Sewerage Facility and Water Service	17/11/2023	Approved	Plumbing Inspector
12033/2023/PPR	Mr Morne Roets	203 Mustering Gully Road, Chuwar	Non-Sewered Single Dwelling	24/11/2023	Approved	Plumbing Inspector
12200/2023/PPR	LP Plumbing	1 Glencoe Place, Thagoona	On-Site Sewerage Facility Upgrade	28/11/2023	Approved	Plumbing Inspector
12850/2023/PPR	A1 Certifier Pty Ltd	32 Elanora Way, Karalee	Non-Sewered Secondary Dwelling	13/12/2023	Approved	Plumbing Inspector
12905/2023/PPR	Edwards And Associates	18 Mirimar Close, Karalee	Relocation of the effluent disposal area	15/12/2023	Approved	Plumbing Inspector
12938/2023/PPR	Platinum Building Approvals	26 Toft Street, Marburg	Non-Sewered Single Dwelling	20/12/2023	Approved	Plumbing Inspector
12979/2023/PPR	Mr Michael John Barker	23-29 Kingsley Street, Walloon	Non-Sewered Single Dwelling	08/01/2024	Approved	Plumbing Inspector
33/2024/PPR	Ipswich City Council	84 Lyndon Way, Karalee	Single Dwelling Demolition	05/01/2024	Approved	Plumbing Inspector
40/2024/PPR	Mr Barry Hutchinson	99 Lewis Drive, Karalee	Secondary Dwelling	08/01/2024	Approved	Plumbing Inspector
53/2024/PPR	All Kind Industries Pty Ltd	5-7 Voyager Drive, Karalee	On-Site Sewerage Facility Upgrade and Shed with fixtures	09/01/2024	Approved	Plumbing Inspector
7277/2023/RAL	Mr Clinton Sippel	17-19 Mitchell Street, Barellan Point	Reconfiguring a Lot - One (1) lot into two (2) lots	19/12/2023	Approved	Senior Planner (Development)
7698/2023/RAL	Mr Rony Kirolos	86 Matthew Street, Rosewood	Reconfiguring a Lot - One (1) lot into two (2) lots	02/01/2024	Approved	Senior Planner (Development)
11117/2023/RAL	Mr Evan Dawson	43 Southern Amberley Road, Amberley	Reconfiguring a Lot - Boundary Realignment (two (2) lots into two (2) lots)	24/11/2023	Approved	Development Assessment West Manager
12765/2023/RAL	DSB2 Pty Ltd	200 Pine Mountain Road, Brassall	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	07/12/2023	Approved	Senior Planner (Development)
13336/2023/RAL	Baird & Hayes Surveyors And Town Planners	128-130 Berry Street, Yamanto	Reconfiguring a Lot - One (1) lot into two (2) lots	22/12/2023	Approved	Senior Planner (Development)
6013/2022/SSP/A	Orion Spatial Solutions	20 Frederick Street, Marburg	Lots 30-45 & 901 on SP328696	23/11/2023	Approved	Senior Development Planning Compliance Officer
7824/2021/SSP/A	Mr Alistair Tyrone Smith and Lisa Smith	21-23 Mitchell Street, Barellan Point	Lots 35 & 36 on SP324804	13/12/2023	Approved	Senior Development Planning Compliance Officer

DIVISION 4							
Delegated Authority: 147 Application/s							
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority	
8267/2022/SSP/A	Mr Michael Gerard Newton and Mrs Judith Robyn Newton	41 Bayley Road, Blacksoil	Lots 121 and 122 on SP337045	13/12/2023	Approved	Senior Development Planning Compliance Officer	
104/2024/SSP	CCG Invest Pty Ltd	37 Bernadette Crescent, Rosewood	Lots 1 & 2 on SP344165	17/01/2024	Approved	Senior Development Planning Compliance Officer	

Doc ID No: A9801293

ITEM: 6
SUBJECT: PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT
AUTHOR: MANAGER, DEVELOPMENT PLANNING
DATE: 22 JANUARY 2024

EXECUTIVE SUMMARY

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.

RELATED PARTIES

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

IFUTURE THEME

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Safe, Inclusive and Creative
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DISCUSSION

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

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

LEGAL/POLICY BASIS

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

Local Government Act 2009

Planning Act 2016

Planning and Environment Court Act 2016

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

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.

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.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

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

“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 - 12

(as at 21 January 2024)

DIVISION 1

Axelom Capital No. 3 Pty Ltd v Ipswich City Council

Register No: 199 **Appeal Type:** Applicant Appeal **Appeal No:** 2527 of 2022
Application No: 2295/2020/VA **Received Date:** 17/10/2022
Property: 146 Siddans Road DEEBING HEIGHTS QLD 4306
Applicant: Axelom Capital No. 3 Pty Ltd C/ Baird & Hayes
Appeal Summary: This is an applicant appeal against Council's decision to refuse, Development Application No. 2295/2020/VA, being the Material Change of Use – Variation Application - Preliminary Approval that includes a request to vary the Planning Scheme from Rural Constrained-Ripley Valley Zone and Future Urban Zone to Sub-Urban (T3) Zone.
Status: Without prejudice discussions ongoing. The matter is listed for review on 12 February 2024.

NuGrow Ipswich Pty Ltd v Ipswich City Council

Register No: 203 **Appeal Type:** Applicant Appeal **Appeal No:** 107 of 2023
Application No: 7213/2014/MAMC/D **Received Date:** 19/1/2023
Property: Lot 3 Unnamed Road SWANBANK QLD 4306
Applicant: Nugrow Ipswich Pty Ltd
Appeal Summary: This is an applicant appeal against Council's decision to refuse Development Application No. 7213/2014/MAMC/D, being an application for a Minor Change - Special Industry (Compost and Soil Conditioner Manufacturing Facility).
Status: Without prejudice discussions ongoing. The matter is listed for review on 8 February 2024.

Swanbank Industrial Park Pty Ltd v Ipswich City Council

Register No: 204 **Appeal Type:** Applicant Appeal **Appeal No:** 416 of 2023
Application No: 12229/2020/MAMC/B **Received Date:** 21/2/2023
Property: 7003 Unnamed Road SWANBANK QLD 4306
Applicant: Swanbank Industrial Park Pty Ltd
Appeal Summary: This is an applicant appeal against Council's decision (specifically about conditions) for Minor Change Application relating to:
 Reconfiguring a Lot - One (1) Lot into Two (2) Lots plus Balance Lot, and Access Easement
 Material Change of Use - Business Use (consisting of Service Station with ancillary Shop) on proposed Lot 1
 Material Change of Use - Business Uses (consisting of two (2) fast food premises/restaurants and up to five (5) Café/restaurant/takeaway food premises tenancies) on proposed Lot 2
Status: Without prejudice discussions ongoing. The matter is listed for final orders on 13 February 2024.

DIVISION 1

Ipswich City Council v Nugrow Pty Ltd and Nugrow Holdings Pty Ltd and Nugrow Ipswich Pty Ltd

Register No:	209	Appeal Type:	Originating Application	Appeal No:	3098 of 2023
Application No:	N/A			Received Date:	10/11/2023
Property:	Lot 3 Unnamed Road, SWANBANK QLD 4306				
Applicant:	N/A				
Appeal Summary:	This is an Originating Application made by Ipswich City Council, which seeks enforcement orders against allegations of unlawful uses, operational (earthworks) and building works.				
Status:	An order was made on 10 November to progress the matter. The matter is set for further review on 4 March 2024.				

DIVISION 2

Spring Lake Holdings Pty Ltd (ACN 156 492 885) As Trustee for Spring Lake Trust v ICC

Register No:	184	Appeal Type:	Applicant Appeal	Appeal No:	1428 of 2021
Application No:	9446/2017/ADP			Received Date:	9/6/2021
Property:	1 Springfield Lakes Boulevard SPRINGFIELD LAKES QLD 4300				
Applicant:	Spring Lake Holdings Pty Ltd				
Appeal Summary:	This is an applicant appeal against a deemed refusal of an application to: (1) amend an existing approved Area Development Plan over the Spring Lake Metro site for: (a) An additional Child Care Centre; (b) A Motel (extension); and (c) Additional ground floor tenancies (Shop, Restaurant, Service Industry, Medical Centre, Fast Food Premises, Commercial Premises and/or Veterinary Clinic; and (2) operational work for advertising structures (above awning signs, below awning signs and awning fascia signs).				
Status:	Preliminary point (jurisdictional matter) was heard by the Court on 21 February 2022. On 27 January 2023, Her Honour Judge McDonnell ordered that the Planning and Environment Court does not have jurisdiction to hear and determine the appeal from an application to amend the area development plan approved under the Springfield Structure Plan. The judgement of Her Honour Judge McDonnell was appealed to the Court of Appeal by Spring Lake Holdings. The matter was heard on 11 August 2023. The Court of Appeal on 24 November 2023 found in Council's favour. On 19 December 2023, the appellant sought leave to appeal to the High Court that the decisions of the P&E Court and Court of Appeal be set aside.				

TAL GP Projects No 19 Pty Ltd and Property Projects Australia Pty Ltd v Ipswich City Council

Register No:	206	Appeal Type:	Applicant Appeal	Appeal No:	1637 of 2023
Application No:	1714/2022/MCU			Received Date:	9/6/2023
Property:	1 Woodlands Avenue CAMIRA QLD 4300				
Applicant:	Property Projects Australia Pty Ltd				
Appeal Summary:	This is an applicant appeal against Council's decision to refuse a Child Care Centre at 1 Woodland Avenue, Camira. The application was refused on the basis that the design conflicts with a number planning scheme provisions in relation to maintaining the established built character and amenity of the local area, having regard to boundary clearances and the provision of space around buildings, privacy, landscape treatment, siting, bulk and scale of the building, carparking and waste collection.				
Status:	Judgment was issued by Her Honour Judge Kefford on 18 December 2023 to approve the Child Care Centre, subject to conditions.				

DIVISION 2

Graham Willis v Ipswich City Council

Register No:	210	Appeal Type:	Applicant Appeal	Appeal No:	23-067
Application No:	8470/2023/OD			Received Date:	6/12/2023
Property:	82-84 Jones Road BELLBIRD PARK QLD 4300				
Applicant:	Mr Graham Charles Coleman Willis				
Appeal Summary:	This is an applicant appeal against Council's decision to refuse a development application for Carrying out building work not associated with a material change of use – Bridge affected by a Development Constraints Overlay (OV5 – Urban Catchment Flow Path).				
	The application was refused on the basis that:				
	The proposal is not considered to be compatible with the ordinary use of a residential premises nor commensurate with the established residential character of the local area;				
	The concrete pillars supporting the proposed bridge reduces the carrying capacity and obstructs the flows through the overland flow path which impacts upon adjoining land with respect to depth, velocity and hazard.				
Status:	Awaiting directions				

DIVISION 3

Austin BMI Ltd (ACN 164 204 308) v Ipswich City Council

Register No:	160	Appeal Type:	Applicant Appeal	Appeal No:	912 of 2020
Application No:	1149/2018/CA			Received Date:	23/3/2020
Property:	191 Whitwood Road NEW CHUM QLD 4303				
Applicant:	Austin BMI Pty Ltd				
Appeal Summary:	This is an applicant initiated deemed refusal appeal. The development application was for a new construction and demolition (non-putrescible) landfill facility. The due date for Council to make a decision was 11 February 2020 and the due date to issue the decision notice to the applicant was 18 February 2020. On 4 February 2020 the applicant refused Council's request to extend the decision making period until 25 February 2020 and subsequently lodged the deemed refusal appeal before Council was in a position to issue a decision.				
Status:	Hearing concluded on the 13 August 2021. Judgement delivered on 20 June 2023 with the appeal upheld and the development application approved. Subject to conditions that are yet to be agreed. The matter is listed for a review on 31 January 2024.				

Cheep Stays Pty Ltd v Ipswich City Council

Register No:	201	Appeal Type:	Applicant Appeal	Appeal No:	2553 of 2022
Application No:	19904/2021/MCU			Received Date:	19/10/2022
Property:	84 Chubb Street ONE MILE QLD 4305				
Applicant:	Cheep Stays Pty Ltd				
Appeal Summary:	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.				
Status:	Without prejudice discussions ongoing. The matter is listed for review on 8 February 2024.				

DIVISION 3

Magnolia 5 Pty Ltd & Merkara Pty Ltd v Ipswich City Council and Hemant Investments Pty Ltd

Register No: 205 **Appeal Type:** Submitter Appeal **Appeal No:** 1244 of 2023
Application No: 5265/2022/MCU **Received Date:** 10/5/2023
Property: 7002 Woodlinks Way COLLINGWOOD PARK QLD 4301
Applicant: Hemant Investments Pty Ltd
Appeal Summary: This is a submitter appeal against Council's decision to approve a Child Care Centre at 7002 Woodlinks Way, Collingwood Park. The appellant has sought that the development application be refused on the basis of traffic impacts and that the centre will not fulfil a local community need.
Status: Judgment issued by Her Honour Judge McDonnell on 20 December 2023 that the Child Care Centre be approved subject to conditions.

World Gym Ipswich v ICC & Visage Building Group & Mosan Properties

Register No: 207 **Appeal Type:** Originating Application **Appeal No:** 2012 of 2023
Application No: 1533/2023/MCU **Received Date:** 12/7/2023
Property: 94 Hoepner Road BUNDAMBA QLD 4304
Applicant: Visage Building Group Pty Ltd
Appeal Summary: This is a originating appeal against Council's decision to approve a Material Change of Use - Recreation Use (Indoor Recreation - Gym) at 94 Hoepner Road, Bundamba QLD 4304. The appellant has sought that the development application issued by Council is invalid and ought to be set aside because:
(a) Council failed to assess the application according to law;
(b) Errors in the assessment process for the Development Application were and are material;
(c) The decision to approve the Development Application is (legally) unreasonable.
Status: Without Prejudice discussions are ongoing between World Gym Ipswich, Visage Building Group and Mosan Properties. This matter has been listed for further mention on 1 February 2024.

DIVISION 4

