

AGENDA

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE

Tuesday, 22 July 2025 9:00 AM

Council Chambers, Level 8 1 Nicholas Street, Ipswich

MEMBERS OF THE INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE		
Councillor Andrew Antoniolli (Chairperson)	Mayor Teresa Harding	
Councillor Paul Tully (Deputy Chairperson)	Deputy Mayor Nicole Jonic	
	Councillor Pye Augustine	
	Councillor Marnie Doyle	
	Councillor David Martin	
	Councillor Jim Madden	

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE AGENDA

Item No.	Item Title	Page No.
	Welcome to Country or Acknowledgment of Country	
	Declarations of Interest	
	Business Outstanding	
	Update - Matters on notice from Infrastructure, Planning and Assets Committee of 10 May and 20 June 2025 - Sports Facility Fencing and Electrical Switchboard Improvement for Flood Resilience	
1	Intersection of Redbank Plains Road and Greenwood Village Road, Redbank Plains	10
2	Response To Petition - Resume the Maintenance of Bremervale Park	30
3	Response to Petition - Request for Memorial to Honour Finn Martland	35
	Confirmation of Minutes	
4	Confirmation of Minutes of the Infrastructure, Planning and Assets Committee No. 2025(05) of 10 June 2025	59
	Officers' Reports	
5	Capital Investment in Provisional Projects - Procedure	68
6	Provisional Projects Approval	82
7	Asset and Infrastructure Services Department Capital Delivery Report May 2025	89
8	**Proposed District Sport Park Naming - Goolpahjo Harry Thompson Senior Park	116
9	Exercise of Delegation Report	122
10	Planning and Environment Court Action Status Report	148
	Notices of Motion	
	Matters Arising	
	Questions / General Business	

^{**} Item includes confidential papers

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2025(06)

22 JULY 2025

AGENDA

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

BUSINESS OUTSTANDING

MATTERS ON NOTICE – SPORTS FACILITY FENCING AND ELECTRICAL SWITCHBOARD IMPROVEMENT FOR FLOOD RESILIENCE

Councillors Pye Augustine, Marnie Doyle and Jim Madden raised queries regarding the costings associated with the fencing. These questions were raised in the 20 May 2025 meeting.

- A. The costing in relation to the part of the fencing that wasn't repaired for Ipswich Knights Facility (excluding the drop down fencing) be clarified.
- B. The terms of the funding in terms of the recovery work for the Build Back Better Concept be clarified and provided to all councillors.
- C. The status on the fence in relation to the Ivor Marsden Cricket Fields (external fence on Old Toowoomba Road) be provided to all councillors.

Councillor Jim Madden raised a query in relation to point C seeking clarification that temporary fencing had been erected at the number 1 cricket field at Ivor Marsden Cricket Fields to stop vehicles being able to drive onto the cricket pitch from Old Toowoomba Road.

RESPONSE:

Response for Recs A and C and Cr Madden's further query provided to councillors via email on 20 June 2025 from Seren McKenzie.

Response for Recommendation A:

Ipswich Knights Soccer Club requested landowner consent to replace existing damaged fencing with a new 1.8m high chain-wire hinged fence to allow fences to be dropped prior to any future flooding (blue lines below – yellow is new bollards and gate/slip rail gate). Knights have been approved to receive \$15,000 from ICC towards the replacement and are seeking

additional external grant funding – total quoted cost is \$39,420 ex GST. The club were proposing to pay for all remaining costs for this installation and for ongoing maintenance.

Response for Recommendation C and further request from Cr Madden

A package of works has been identified for outstanding works for impacted facilities. Fencing is the #1 priority - this includes the fencing at Ivor Marsden Cricket Fields. The fencing works has been scoped and is on track for completion at Ivor Marsden Cricket Fields by end July, prior to the commencement of the cricket season.

Regarding concerns of hoons and vandalism of the main field, there are bollards and rails that prevent access to the main field – these have been checked and remain intact and functional.

Response for Recommendation B provided by CEO in email to all councillors on 10 June 2025:

Response for Recommendation B

In response to this question, I have been advised that category C and D funding for the 2022 event was provided on the basis of like for like and did not include resilience or build back better funding.

Disaster Relief Funding Arrangements (DRFA) Category C and D package

This package includes funding for business and industry support, housing and accommodation, assistance for primary producers and rural landholders, funding to address community development, health and wellbeing and assistance for impacted community, sporting and recreational not-for-profit organisations.

The team did scope some resilience improvements following assessment of damage from the 2022 event, however, unfortunately these were not able to be delivered due to funding limitations provided to council.

For the 2025 event the Queensland Reconstruction Authority has not yet released guidelines for Category C and D funding.

Notwithstanding that there is not funding to build back better through the DRFA, there may be opportunities for sporting groups and organisations to apply for funding for resilience improvements through other funding programs, such as the community benefit gambling fund for example.

1. <u>INTERSECTION OF REDBANK PLAINS ROAD AND GREENWOOD VILLAGE ROAD, REDBANK PLAINS</u>

This is a report concerning the intersection of Redbank Plains Road and Greenwood Village Road, Redbank Plains (the intersection), which has a Development Application condition for the closure of the right hand turn out of Greenwood Village Road onto Redbank Plains Road.

On 22 August 2024 Council resolved "That a further report be prepared to examine all alternatives to full prohibition of right turns at the corner of Greenwood Village Road and Redbank Plains Road".

RECOMMENDATION

- A. That the report be received.
- B. That Council note the recommendation to reduce the speed on Redbank Plains Road to 60 km/hr and proceed with the implementation of the developer delivered works to ban the right hand turn out of Greenwood Village Road.

2. RESPONSE TO PETITION - RESUME THE MAINTENANCE OF BREMERVALE PARK

This report addresses the petition received at the Council meeting on 19 June 2025 titled "Resume the maintenance of Bremervale Park Ipswich Qld". Parts of the park are classified as natural bushland, with the majority of the park being maintained as accessible parkland with regular maintenance to a local park standard.

RECOMMENDATION

- A. That Council continue to provide services according to the current maintenance standards.
- B. That Council continue to provide services to the reviewed park footprint.
- C. That Council notify the petitioner of the outcome and the maintenance standards for Bremervale Park.

3. RESPONSE TO PETITION - REQUEST FOR MEMORIAL TO HONOUR FINN MARTLAND

This is a report concerning a petition requesting Council consider a memorial, to honour the late Finn Martland.

RECOMMENDATION

- A. That the contents of the report be received and noted.
- B. That Council not support the naming request or personal tribute application for the naming of the existing pedestrian bridge crossing at Albert Street, Rosewood in memory of the late Finn Martland.
- C. That the chief petitioner be advised of the outcome of this report.

CONFIRMATION OF MINUTES

4. <u>CONFIRMATION OF MINUTES OF THE INFRASTRUCTURE, PLANNING AND ASSETS</u> COMMITTEE NO. 2025(05) OF 10 JUNE 2025

RECOMMENDATION

That the minutes of the Infrastructure, Planning and Assets Committee held on 10 June 2025 be confirmed.

OFFICERS' REPORTS

5. CAPITAL INVESTMENT IN PROVISIONAL PROJECTS - PROCEDURE

This is a report concerning the Capital Investment in Provisional Projects Procedure.

RECOMMENDATION

That the report be received and the contents noted.

6. PROVISIONAL PROJECTS APPROVAL

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

The projects have been suggested by the Division 4 Councillors for assessment against the Capital Investment in Provisional Projects Policy.

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

RECOMMENDATION

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

- 1. Division 4 Installation of a Speed Awareness Sign along Arthur Summervilles Road, Karalee \$20,000
- 2. Division 4 Installation of a Speed Awareness Sign along Diamantina Boulevarde, Brassall \$20,000
- 3. Division 4 Installation of new BMX Jumps, Sarah Drive Park, Yamanto \$20,000

7. <u>ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY REPORT MAY 2025</u>

This is a report concerning the performance of the capital delivery by the Asset and Infrastructure Services Department for the month of May 2025.

RECOMMENDATION

That the report on capital delivery by the Asset and Infrastructure Services Department for the month of May 2025 be received and the contents noted.

8. **PROPOSED DISTRICT SPORT PARK NAMING - GOOLPAHJO HARRY THOMPSON SENIOR PARK

This is a report concerning the naming of a District Sports Park in the Providence Estate, South Ripley. The park is under construction and once completed it is to be dedicated to Council. The park has been informally referred to as the 'Centenary Sportsfields', it is proposed to formally name the park 'Goolpahjo Harry Thompson Senior Park'.

RECOMMENDATION

That the District Sport Park in Providence Estate (7000 Harmony Crescent, South Ripley) be named 'Goolpahjo Harry Thompson Senior Park'.

9. <u>EXERCISE OF DELEGATION REPORT</u>

This is a report concerning applications that have been determined by delegated authority for the period 6 May 2025 to 1 July 2025.

RECOMMENDATION

That the Exercise of Delegation report for the period 6 May 2025 to 1 July 2025 be received and the contents noted.

10. 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

QUESTIONS / GENERAL BUSINESS

Doc ID No: A11173605

ITEM: 1

SUBJECT: INTERSECTION OF REDBANK PLAINS ROAD AND GREENWOOD VILLAGE ROAD,

REDBANK PLAINS

AUTHOR: GENERAL MANAGER (ASSET AND INFRASTRUCTURE SERVICES)

DATE: 9 JULY 2025

EXECUTIVE SUMMARY

This is a report concerning the intersection of Redbank Plains Road and Greenwood Village Road, Redbank Plains (the intersection), which has a Development Application condition for the closure of the right hand turn out of Greenwood Village Road onto Redbank Plains Road.

On 22 August 2024 Council resolved "That a further report be prepared to examine all alternatives to full prohibition of right turns at the corner of Greenwood Village Road and Redbank Plains Road".

RECOMMENDATION/S

- A. That the report be received.
- B. That Council note the recommendation to reduce the speed on Redbank Plains Road to 60 km/hr and proceed with the implementation of the developer delivered works to ban the right hand turn out of Greenwood Village Road

RELATED PARTIES

There was no declaration of conflicts of interest.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

The Eastern Suburbs including the Redbank Plains area has seen significant growth in recent years, with suburbs in the eastern part of the city regularly leading population growth figures for Ipswich. Subsequently infrastructure such as Redbank Plains Road is identified in Council's Local Government Infrastructure Plan (LGIP) and long term planning for upgrade works. Whilst some sections of this road have been upgraded to 4 lanes, a section from Collingwood Drive west through to the Cunningham Highway remains as a 2 lane road and is planned for upgrade within the next 10 year period.

Within this section of upgrade works is the intersection with Greenwood Village Road, which has limited site distance for vehicles exiting Greenwood Village Road and turning right onto

Redbank Plains Road, which, along with the increased traffic, results in a safety issue. A recent development on Greenwood Village Road included a traffic assessment and resulted in a condition of approval to ban the right hand turn (these works are imminent).

Council engaged Point8, a traffic engineering and transport planning consultant, to undertake an independent review of the intersection with the intent to determine if there are any other interim options for the intersection to improve driver safety until the ultimate signalisation is constructed. To ensure a holistic review, a Speed Limit Review and Road Safety Audit was also undertaken.

The report found there is an immediate need to undertake action such as speed reduction on Redbank Plains Road and the banning of the right hand turn from Greenwood Village Road. It also identified the need for an interim solution and explored options for the intersection and modelled these against transport growth for the area to identify how long each modelled solution would be suitable for at this site.

The interim solutions included seven options for the intersection with various forms of alignment such as a roundabout and interim signalisation options. These options were tested against growth to determine how long the various options could safely operate. Some of these options require substantial investment, which would be entirely redundant as part of the ultimate upgrade of Redbank Plains Road.

Point8 has recommended that ICC consider the following options to manage safety and operations at the intersection of Redbank Plains Road and Greenwood Village Road:

Implement minor measures to improve safety at the intersection as soon as practicable, which may include:

- Reduction of the posted speed limit on Redbank Plains Road to 60km/h as outlined within the Speed Limit Review conducted by Point8, and
- Implementation of the developer delivered works to ban the right turn out of Greenwood Village Road, and
- Consider monitoring speed behaviour on Redbank Plains Road following the introduction of these measures to determine whether additional supporting measures may improve speed compliance, which may include implementation of a side-street activated warning signage system.

It should be noted that Council alone cannot decide to amend a speed limit and a proposal to reduce the speed limit from 70 km/hr to 60 km/hr will be presented to the Speed Management Advisory Committee, which includes representatives from Council, Queensland Police Service and Transport and Main Roads.

An interim solution is recommended to be implemented at the intersection, with all options identified in the report also demonstrating expected life of the solution. Although Point8 recommends interim signalisation of the existing layout of the intersection as a possible short term option, further work is required to determine if this is an appropriate solution.

Point8 also recommends to commence the process of planning and delivery of the ultimate intersection upgrade as soon as practicable, in accordance with the concept plans developed by Council.

In the current proposed 10 year capital project plan, planning and design work are identified for Redbank Plains Road Stage 4 (which includes this intersection) for 2026-2027 (\$400,000) and 2027-2028 (\$450,000). The construction works are currently identified forfunding from 2030-2031 (\$8m) with \$30m per year for the next 3 years through to 2033-2034. Council has also been acquiring land along the length of the proposed road upgrade to facilitate the works in the future.

While the intersection may be progressed in isolation of the remainder of Redbank Plains Road, it should be noted there will be an extent of work required on Redbank Plains Road on both sides of the intersection. If these works are undertaken in isolation of the remainder of the road upgrade, there is a high likelihood that a portion of the required works would be made redundant with any future upgrade. It may therefore be more appropriate to undertake the intersection works as the first construction section of Redbank Plains Stage 4 over the 4 year construction period to minimise redundancy and maximise cost efficiency in delivering the project. These issues will require further exploration by the project team.

LEGAL IMPLICATIONS

This report and its recommendations are consistent with the following legislative provisions: *Planning Act 2016 Planning Regulation 2017*

POLICY IMPLICATIONS

There are no policy implications.

RISK MANAGEMENT IMPLICATIONS

Safety of road users along Redbank Plains Road and Greenwood Village Road is being managed through the review undertaken by the independent consultant, with a number of recommendations to be implemented to improve the intersection.

FINANCIAL/RESOURCE IMPLICATIONS

There are no financial implications to Council, as the right turn prohibition works are a condition of development at the developers cost.

There are future financial implications with the ultimate upgrade of Redbank Plains Road and its intersections, these form part of future budget deliberations.

COMMUNITY AND OTHER CONSULTATION

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

Councillors have been provided with copies of the three traffic reports and a Councillor Briefing Session was held on 17 June 2025 to discuss the recommendations.

CONCLUSION

The independent consultants report and recommendations have investigated options for the intersection and recommend council consider a speed reduction to 60 km/hr on Redbank Plains Road along with the implementation of the development approval condition which requires the restriction of the right turn movements from Greenwood Village Road onto Redbank Plains Road.

Further investigations into interim solutions including a roundabout or interim traffic signalisation should be undertaken, noting Council has an ultimate plan to signalise the intersection as part of future upgrade works along Redbank Plains Road. These works require further planning and budget consideration.

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

Infrastructure, Planning and Assets Committee Report 13 August 2024:
 Intersection of Redbank Plains Road and Greenwood Village Road, Redbank Plains

Seren McKenzie

GENERAL MANAGER (ASSET AND INFRASTRUCTURE SERVICES)

I concur with the recommendations contained in this report.

Seren McKenzie

GENERAL MANAGER (ASSET AND INFRASTRUCTURE SERVICES)

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

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE MEETING AGENDA

13 AUGUST 2024

Doc ID No: A10465132

ITEM: 2

SUBJECT: RESPONSE TO NOTICE OF MOTION: INTERSECTION OF REDBANK PLAINS ROAD

AND GREENWOOD VILLAGE ROAD, REDBANK PLAINS

AUTHOR: INFRASTRUCTURE STRATEGY AND PLANNING MANAGER

DATE: 31 JULY 2024

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

RECOMMENDATION/S

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

RELATED PARTIES

There was no declaration of conflicts of interest.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

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

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

Development Application history;

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE MEETING AGENDA

13 AUGUST 2024

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

Development Application History

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

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

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

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

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

Page 16 of 404

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE MEETING AGENDA

13 AUGUST 2024

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

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

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

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

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

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

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

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

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

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

Page 17 of 404

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE MEETING AGENDA

13 AUGUST 2024

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

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

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

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

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

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

<u> 2018 Development Application – 639 Redbank Plains Road (4122/2018/CA)</u>

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

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE MEETING AGENDA

13 AUGUST 2024

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

Development Infrastructure Charges

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

Redbank Plains Road - Transport Planning

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

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

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

Potential options, indicative costs and timelines

Interim Signalised intersection within existing road corridor

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE MEETING AGENDA

13 AUGUST 2024

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

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

Ultimate Signalised intersection on new alignment

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

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

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

<u>Proceed with Development Approval conditions</u>

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

Project Delivery Timeframes

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

Page 20 of 404

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE MEETING AGENDA

13 AUGUST 2024

Recommendation

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

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

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

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

RISK MANAGEMENT IMPLICATIONS

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

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

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

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE MEETING AGENDA

13 AUGUST 2024

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

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

FINANCIAL/RESOURCE IMPLICATIONS

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

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

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

COMMUNITY AND OTHER CONSULTATION

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

CONCLUSION

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

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

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

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

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE MEETING AGENDA

13 AUGUST 2024

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

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE MEETING AGENDA

13 AUGUST 2024

HUMAN RIGHTS IMPLICATIONS

OTHER DECISION	
(a) What is the Act/Decision being made?	Recommendation B states that Council proceed with the current conditioned development approval to restrict right turn movements from Greenwood Village Road onto Redbank Plains Road until the ultimate intersection upgrade occurs as part of the Redbank Plains Road Stage 4 upgrade project.
(b) What human rights are affected?	Nil impact
(c) How are the human rights limited?	Not applicable
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable
(e) Conclusion	The decision is consistent with human rights.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- Intersection configuration prior to and post development works.
 Proposed interim intersection configuration as part of current approvals
- 3. Indicative road corridor for the ultimate signalised intersection works 🗓 🏗

Mary Torres

INFRASTRUCTURE STRATEGY AND PLANNING MANAGER

I concur with the recommendations contained in this report.

Tony Dileo

MANAGER, INFRASTRUCTURE STRATEGY

I concur with the recommendations contained in this report.

Matt Anderson

GENERAL MANAGER (ASSET AND INFRASTRUCTURE SERVICES)

I concur with the recommendations contained in this report.

Brett Davey

GENERAL MANAGER (PLANNING AND REGULATORY SERVICES)

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE MEETING AGENDA

13 AUGUST 2024

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INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE MEETING AGENDA

13 AUGUST 2024

Item 2 / Attachment 1.

<u>Attachment 1 – Redbank Plains Road and Greenwood Village Road intersection</u>

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

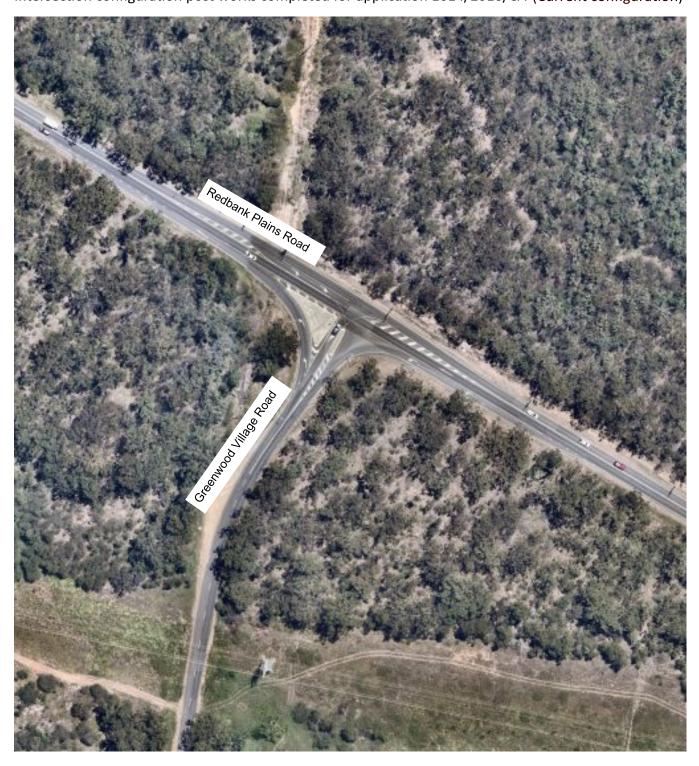


INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE MEETING AGENDA

13 AUGUST 2024

Item 2 / Attachment 1.

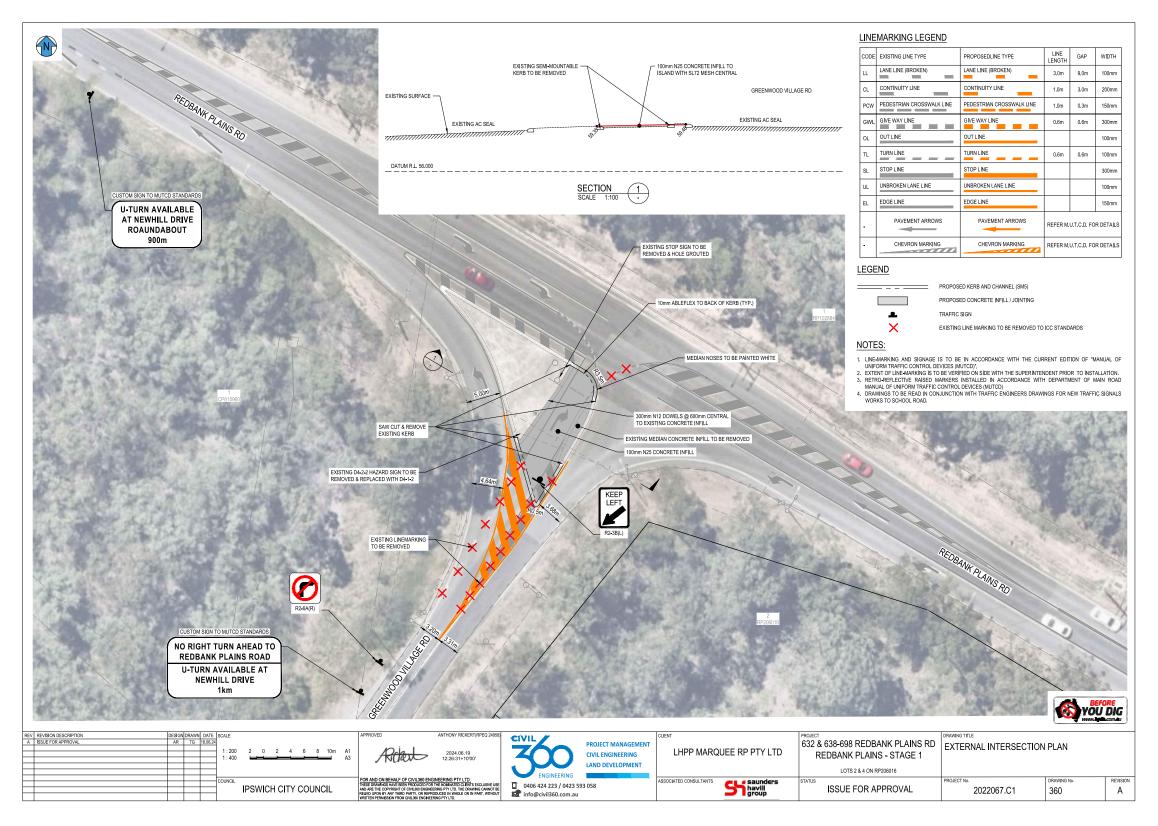
Intersection configuration post works completed for application 1614/2016/CA (Current configuration)



INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE MEETING AGENDA

13 AUGUST 2024

Item 2 / Attachment 2.



INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE MEETING AGENDA

13 AUGUST 2024

Item 2 / Attachment 3.

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



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

Doc ID No: A11723615

ITEM: 2

SUBJECT: RESPONSE TO PETITION - RESUME THE MAINTENANCE OF BREMERVALE PARK

AUTHOR: FIELD SERVICES MANAGER

DATE: 24 JUNE 2025

EXECUTIVE SUMMARY

This report addresses the petition received at the Council meeting on 19 June 2025 titled "Resume the maintenance of Bremervale Park Ipswich Qld". Parts of the park are classified as natural bushland, with the majority of the park being maintained as accessible parkland with regular maintenance to a local park standard.

RECOMMENDATION/S

- A. That Council continue to provide services according to the current maintenance standards.
- B. That Council continue to provide services to the reviewed park footprint.
- C. That Council notify the petitioner of the outcome and the maintenance standards for Bremervale Park.

RELATED PARTIES

• There was no declaration of conflicts of interest.

IFUTURE THEME

Natural and Sustainable

PURPOSE OF REPORT/BACKGROUND

Residents have petitioned the Council to resume maintenance of Bremervale Park, specifically requesting 'that Ipswich City Council promptly resume the mowing and maintenance service along all the walking tracks and other key areas where mowing has been discontinued, thereby restoring safety and usability'. At the time of Council receiving the petition, there were 315 signatures with 103 of these being from local Ipswich suburbs, 200 from Queensland (outside of Ipswich) and 12 from outside of Queensland.

The park has been managed by Council as a local linear park since 2013, and is prone to flooding, experiencing both minor and major events that affect the park and its assets. At no time has routine maintenance of the park discontinued outside of times where the park has been impacted by weather events such as flooding.

Bremervale Park features several constructed walking paths, offering locals and visitors around 1.3 kilometres of maintained concrete pathways. This network of pathways is spread throughout the park and connects to multiple local streets. The concrete pathways are within the area maintained at a local park standard.

The entire park land is around 140,665 square metres. In recognition of environmental and general health benefits of natural bushland green spaces, 22,500 square metres within the parkland was returned to bushland. Maintenance standards cover the remaining 90,000 square metres of accessible parkland. (Maintenance map attached for reference).

The park maintenance area has been mapped as Regular Quality Grass Area (GA3). This classification follows a moderate maintenance regime. This standard is relative to all local parks.

Maintenance of the grass area includes:

- Mowing intervention level of 200 350mm (max. 16 cuts/year)
- 75% of grass area to be within intervention range prior to mowing
- Slasher cut and finish
- Height cut of grass is 65 100mm
- Edging/Trimming is primarily herbicide
- No renovation or watering practices
- No watering regime

Routine maintenance of the gardens is completed via tasks such as weed control and or removal, removal of dead plants and installation of mulch periodically.

Council will undertake routine programmed inspections and maintenance activities will take place when intervention levels are met.

It should be noted that areas such as the 'bush track' and 'walking tracks and other areas' as noted in the petition, are not constructed, or maintained pathways. Subsequently, it is recommended that the public traverse these areas with consideration of safety risks.

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

Not Applicable

RISK MANAGEMENT IMPLICATIONS

The community remain unsatisfied with the current service standard for this area.

FINANCIAL/RESOURCE IMPLICATIONS

Funded within current operational budget.

COMMUNITY AND OTHER CONSULTATION

Nil Consultation

CONCLUSION

Council continues to maintain the local park area of the site to the applicable maintenance standard, noting there are areas of the site classified as bushland that are not regularly maintained.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS

RECEIVE AND NOTE REPORT

The Recommendation that Council continue to provide maintenance to the current maintenance standards 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. | Mapping - Bremervale Park 🗓 🛣

Michael Jordan

FIELD SERVICES MANAGER

I concur with the recommendations contained in this report.

Sonia Gollschewski

MANAGER, WORKS AND FIELD SERVICES

I concur with the recommendations contained in this report.

Seren McKenzie

GENERAL MANAGER (ASSET AND INFRASTRUCTURE SERVICES)

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Doc ID No: A11579958

ITEM: 3

SUBJECT: RESPONSE TO PETITION - REQUEST FOR MEMORIAL TO HONOUR FINN

MARTLAND

AUTHOR: TEAM LEAD (OPEN SPACE AND FACILITIES)

DATE: 23 JUNE 2025

EXECUTIVE SUMMARY

This is a report concerning a petition requesting Council consider a memorial, to honour the late Finn Martland.

RECOMMENDATION/S

- A. That the contents of the report be received and noted.
- B. That Council not support the naming request or personal tribute application for the naming of the existing pedestrian bridge crossing at Albert Street, Rosewood in memory of the late Finn Martland.
- C. That the chief petitioner be advised of the outcome of this report.

RELATED PARTIES

Nil conflicts of interest have been identified.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

At Council's Ordinary meeting on 22 August 2024, a petition was presented from Rosewood resident Isabella Tanner on behalf of Charlotte Batterham and Edward Bien (Finn's family) to consider the renaming of Masons Gully, Rosewood to honour the late Finn Martland. The petition can be found in Attachment 1 of this report.

The Petition

The petition submitted contains 1,849 online signatories as of July 2024 via Change.org. The title of the petition provided is "Rename of Masons Gully to Finn Gully in Honor of Finn Martland". Subsequent supporting information provided to Council with the petition outlines that the actual request is to name the site of Finn Martland's death to "Finn's Crossing", not to rename "Masons Gully" (Additional supporting details are included in Attachment 1).

In addition to the petition, Miss Isabella Tanner submitted the following (as provided in Attachment 1):

- Council Naming Request Form (NRF); and
- Application for Personal Tribute in Council's Open Space and Road Network (APTCOSRN) to support the proposal to name the site of Finn's death "Finn's Crossing".

<u>Assessment of Naming Request Form</u>

The NRF and supporting documents have been reviewed with consideration to Council's current Naming Procedure (Refer to Attachment 2). This procedure applies to the naming or re-naming of all new and existing roads, private roads, parks (including individual park features or facilities), bridges and places in, or which traverse the Ipswich Local Government Area and that fall under the control of Council. The supporting documents to the NRF include a letter from Ms Charlotte Batterham (mother of Finn Martland) and an email from Miss Isabella Tanner to Division 4 Councillor, Cr Jim Madden (also provided in Attachment 1).

The NRF proposes the naming of the pedestrian bridge crossing over Masons Gully and along Albert Street (the crossing) as "Finn's Crossing". Attachment 3 provides the location of the crossing, between 60 and 62 Albert Street, Rosewood.

The applicant is not requesting renaming of the existing Council assets such as roads and bridges. The "crossing" area includes Council assets such as signage, a pedestrian bridge, drainage structures and road infrastructure.

Review of the NRF against the Naming Procedure identifies the following:

1. Section 8.12 of the Naming Procedure states:

Names of Pioneers, an individual or family who have an exemplary long history associated to the area may be considered for approval. Preference is for single names such as family or surname rather than Christian names or initials.

Assessment comments

- Although not compulsory, the Naming Request and supporting information does not demonstrate that Finn Martland has an exemplary long history associated to the area.
- The proposed naming uses a Christian name.

Assessment of Application for Personal Tribute in Council's Open Space and Road Network

The APTCOSRN and supporting documents have been assessed by Council officers in accordance with the "Assessing Applications for Personal Tributes in Council's Open Space and Road Network Procedure" and the "Personal Tributes within Council's Open Space and Road Network Policy", which are both provided in Attachment 4 and 5 of this report.

The supporting documents to the APTCOSRN include a letter from Ms Charlotte Batterham (mother of Finn Martland) and email from Miss Isabella Tanner to Division 4 Councillor, Cr Jim Madden (as per Attachment 1). Attachment 6 of this report includes the officer assessment of the APTCOSRN using the abovementioned Procedure and Policy.

Listed below are the key points of the APTCOSRN application assessment.

- Whilst being respectful that Masons Gully crossing, Albert Street Rosewood, has been
 identified as the location of Mr Finn Martland's passing, the application and supporting
 documents provided does not demonstrate an association / historical connection
 between the individual and the location, nor does it demonstrate that Mr Martland was
 a community member of considerable service who was a resident or working within the
 area.
- Based on the officer's assessment of the application, in accordance with the "Assessing Applications for Personal Tributes in Council's Open Space and Road Network Procedure" and the "Personal Tributes within Council's Open Space and Road Network Policy" the application is not supported.

LEGAL IMPLICATIONS

Not Applicable

POLICY IMPLICATIONS

This report and its recommendations are consistent with the following Council Policy and Procedure:

- Naming Procedure
- Personal Tributes within Council's Open Space and Road Network Policy
- Assessing Applications for Personal Tributes in Council's Open Space and Road Network Procedure

RISK MANAGEMENT IMPLICATIONS

The recommendation is in accordance with Council policy and procedures, however, may be negatively received by the petitioners.

FINANCIAL/RESOURCE IMPLICATIONS

Works associated with a Naming Request are fully funded by Council. Works associated with an APTCOSRN are generally funded by the applicant.

COMMUNITY AND OTHER CONSULTATION

The petition and supporting information (Refer to Attachment 1) is inclusive of petitioner's comments and references to friends / community members visiting the location of Finn Martland's passing.

The petition and supporting information does not demonstrate consultation with the local Rosewood community regarding the proposal to name the location as "Finn's Crossing".

Council officers have not undertaken any community consultation regarding the proposal.

The Planning and Regulatory Services Department have been consulted regarding the current alignment with Council's Naming Procedure.

CONCLUSION

A petition requesting Council to consider the proposal for a memorial to honour Mr Finn Martland was presented at the Council Ordinary meeting on 22 August 2024. The petition was accompanied by a Naming Request Form and Application for Personal Tribute in Council's Open Space and Road Network seeking to name the site of Mr Finn Martland's death, "Finn's Crossing".

Council officers have assessed the petition request in accordance with Council's policies and procedures and made a recommendation. Whilst giving due consideration to this request, the broader interests of the Rosewood community also need to be considered.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS			
OTHER DECISION			
(a) What is the Act/Decision being made?	Recommendation A states that the contents of the report be received and noted.		
	Recommendation B states that Council does not support the naming request or personal tribute application for the naming of the existing pedestrian bridge crossing at Albert Street, Rosewood in memory of the late Finn Martland. Recommendation C states that the chief petitioner be advised.		
	Recommendation C states that the chief petitioner be advised of the outcome of this report.		
(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.		

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- 1. Council Report 22/08/2024 Petition Consideration for a Memorial to honour Finn Martland .
- 2. Naming Procedure 🗓 🖫
- 3. Location Plan U
- 4. Assessing Applications for Personal Tributes in Councils Open Space and Road Network Procedure J
- 5. Personal Tributes within Council's Open Space and Road Network Policy 🗓 🖫
- 6. Assessment of Application for Personal Tribute for Finn Martland 🗓 🖺

Mark Bastin

TEAM LEAD (OPEN SPACE AND FACILITIES)

I concur with the recommendations contained in this report.

Tony Dileo

MANAGER, INFRASTRUCTURE STRATEGY

I concur with the recommendations contained in this report.

Seren McKenzie

GENERAL MANAGER (ASSET AND INFRASTRUCTURE SERVICES)

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COUNCIL 22 AUGUST MEETING AGENDA 2024

Doc ID No: A10448358

ITEM: 7.1

SUBJECT: PETITION - CONSIDERATION FOR A MEMORIAL TO HONOUR FINN MARTLAND

AUTHOR: SENIOR ADMINISTRATION OFFICER

DATE: 26 JULY 2024

EXECUTIVE SUMMARY

This is a petition submitted by Rosewood resident Isabella Tanner on behalf of Charlotte Batterham and Edward Bien, requesting Council's consideration in relation to a petition for a memorial to honour their late son and her partner.

RECOMMENDATION/S

That the petition be received and referred to the relevant Council department for investigation and report back to the appropriate council/committee meeting.

RELATED PARTIES

Type here

IFUTURE THEME

Safe, Inclusive and Creative

PURPOSE OF REPORT/BACKGROUND

Finn Phillip Martland, aged 20, passed away 29 June 2024.

A request has been received in the form of a petition from Rosewood resident Isabella Tanner (Finn's partner) on behalf of Finn's parents, Charlotte Batterham and Edward Bien, requesting Council consideration of a memorial to honour Finn. The request is to name the site of Finn's death "Finn's Crossing".

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications as a result of this report.

Item 7.1 – Page 1 of 3

COUNCIL 22 AUGUST MEETING AGENDA 2024

FINANCIAL/RESOURCE IMPLICATIONS

There are no financial/resource implications as a result of this report.

COMMUNITY AND OTHER CONSULTATION

There has been no community consultation for this petition at this time. Divisional councillors have requested this petition be presented to council on the applicant's behalf.

CONCLUSION

A petition has been received for Council's consideration.

HUMAN RIGHTS IMPLICATIONS

(a) What is the Act/Decision being made?	That the petition received and referred to the appropriate Council Department for investigation and a report back to the committee/council. As a report will be submitted back to Council an assessment of Human Rights will be undertaken at that time.
(b) What human rights	Nil
are affected?	
(c) How are the human rights limited?	Nil
(d) Is there a good	Nil
reason for limiting	
the relevant rights?	
Is the limitation fair	
and reasonable?	
(e) Conclusion	The decision is consistent with human rights.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Petition - Memorial to honour Finn - Change.org petition
2.	Petition Supporter comments
3.	Petition signatures
4.	Petition Letter to Cr Jim Madden
5.	Petition - Email request to Division 4
6.	Application in support of proposed naming of memorial site
7.	Application in support of personal tribute

Theresa Bool

SENIOR ADMINISTRATION OFFICER

COUNCIL 22 AUGUST MEETING AGENDA 2024

I concur with the recommendations contained in this report.

Wade Wilson

MANAGER, EXECUTIVE SERVICES

I concur with the recommendations contained in this report.

Sonia Cooper

CHIEF EXECUTIVE OFFICER

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Version Control and Objective ID	Version No: 3	Objective ID: A8217238
Name of parent policy/administrative directive		
proved by General Manager on 7 March 2023		
Date of Review	30 June 2024	

1. Background

This procedure applies to the naming or re-naming of all new and existing roads, private roads, parks (including individual park features or facilities), bridges and places in, or which traverse the Ipswich Local Government Area and that fall under the control of the Ipswich City Council.

2. Purpose

The objectives of this procedure are to ensure the consistency of the naming/renaming of all roads, private roads, parks, bridges and places within the Ipswich Local Government Area and to ensure easy identification and trouble-free location and access to all properties within the Ipswich Local Government Area especially by Emergency Services and Australia Post.

3. Regulatory Authority

- Local Government Act 2009, Chapter 3, Part 3, Division 1, Section 59 & 60 (2) (c) & (d)
- Australian/New Zealand Standard, Rural and urban addressing (AS/NZS 4819:2011)

4. Human Rights Commitment

Council has considered the human rights protected under the *Human Rights Act 2019 (Qld)* (the Act) when approving and/or amending this procedure. When applying this procedure, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision in accordance with the Act.

5. Roles and Responsibilities

The naming or re-naming of Trunk roads and City Wide or District facilities is to be referred to the Executive Leadership Team and then to the relevant Council Committee for consideration and determination. The naming or re-naming of all other (local) infrastructure is to be approved under the appropriate officer delegation arrangements.

6. Key Stakeholders

N/A

7. Education and Training Requirements

N/A

IPSWICH CITY COUNCIL | Naming Procedure

8. Procedure

- 8.1. The naming or re-naming of Trunk roads and City Wide or District facilities is to be referred to the Executive Leadership Team and then to the relevant Council Committee for consideration and determination. The naming or re-naming of all other (local) infrastructure is to be approved under the appropriate officer delegation arrangements.
- 8.2. An application must be lodged with Ipswich City Council stating the proposed name(s) for each road (including private roads), park (including individual park feature or facilities), bridge or place to be named or renamed along with the rationale, background or derivation of each name which is accompanied by a proposed layout plan.
- 8.3. In the instance of naming associated with development, the Developer must suggest at least two (2) names for each proposed naming. Consideration should be given to the naming of an overall open space (park) area, as well as clubhouses, sports fields or other individual facilities within the park. Naming associated with development should reflect an estate stage theme
- 8.4. The names should be socially acceptable and inoffensive.
- 8.5. There is to be no duplication of road names in the same suburb or neighbouring suburbs. There are also to be no names close in spelling or pronunciation which may cause confusion (particularly if in the same suburb or neighbouring suburbs).
- 8.6. Names which could be aligned with the following are to be avoided:
 - 8.6.1. Offensive, profane, racist, derogatory, demeaning or likely to offend;
 - 8.6.2. Inappropriate sounding when pronounced;
 - 8.6.3. Deemed incongruous out of place;
 - 8.6.4. Difficult to pronounce or spell.
- 8.7. Roads to be named in a manner that allows for logical and unambiguous street numbering and according to road hierarchy.
- 8.8. The designation of road name type is to be appropriate to the geometry and hierarchy of the road.
- 8.9. Names should not be overly long to take into consideration the length of the road sign.
- 8.10. Hyphenated names are generally not acceptable.
- 8.11. Estate names, business names, product names, religious names or themes, political names or themes, developer, consultant and Council staff or Councillor's names are not acceptable.

IPSWICH CITY COUNCIL | Naming Procedure

- 8.12. Names of Pioneers, an individual or family who have an exemplary long history associated to the area may be considered for approval. Preference is for single names such as family or surname rather than Christian names or initials.
- 8.13. Names of local identities such as national level sporting or cultural achievements may be considered.
- 8.14. Rationale regarding the background of each proposed name or estate name theming must be provided.
- 8.15. Council may consider reviewing or re-naming a road or other named facility or infrastructure where the name is that of a person who has been convicted of an Indictable Offence against the Criminal Code or who has been convicted of an electoral offence contrary to the Local Government Electoral Act 2011 or has been convicted of an offence under s153 of the Local Government Act 2009 or the like.
- 8.16. Prior to consideration of any proposed name change, consultation must be undertaken with affected or potentially inconvenienced businesses and residents. Such consultation may be carried out in association with the Community Engagement Branch of the Arts, Social Development and Community Engagement Department. Any proposed name change shall not proceed unless there is a clear majority (eg.75%) of businesses and residents affected by the proposed change as a result of the consultation process.

9. Monitoring and review

This procedure will be reviewed in accordance with Council's four (4) year review cycle or sooner if required.

10. Related documents

N/A

11. Definitions

N/A

12. Process Model

N/A

13. Procedure Owner

The General Manager (Planning and Regulatory Services) is the procedure owner and the Manager, Development Planning is responsible for authoring and reviewing this procedure.







Assessing Applications for Personal Tributes in Council's Open Space and Road Network Procedure











Version Control and Objective ID	Version No: 3	Objective ID: A7822163
Name of Parent Policy / Directive	Personal Tributes Within Council's Open Space and Road Network Policy	
Approved by GM on	14 February 2022	
Date of Review	14 February 2026	

1. Background

Proposals to give recognition to specific members of the community through the installation of a personal tribute within Council's open space network must be able to establish an association between the individual and the location or provide other justification such as that person's notable contribution to the community.

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

2. Purpose

This procedure is to provide Council staff guidance in processing assessments and will outline the conditions that every application must meet prior to being considered for approval by Council of personal tributes in Council's open space and road network.

3. Regulatory Authority

- Local Government Act 2009
- Ipswich Planning Scheme
- Public Parks Strategy
- Personal Tributes within Council's Open Space and Road Network Policy

4. Human Rights Commitment

Council has considered the human rights protected under the *Human Rights Act 2019 (Qld)* (the Act) when approving and/or amending this procedure. When applying this procedure, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision in accordance with the Act.

5. Roles and Responsibilities

• **General Manager (Asset and Infrastructure Services)** is the custodian of this procedure and is responsible for maintaining its currency.

Page 1 of 5

IPSWICH CITY COUNCIL | Assessing Applications for Personal Tributes in Council's Open Space and Road Network Procedure

- **Elected Representatives** will be responsible to consider, deliberate and debate any of the provisional personal tributes that have been requested and are to provide a decision against the application submitted.
- The Applicant is to ensure that all material supplied to Council is accurate, objective and not a
 distortion of actual facts. The applicant may be required to provide additional evidence or
 research material to further substantiate the proposal.

6. Key Stakeholders

The following will be consulted during the review process:

- General Manager, Asset and Infrastructure Services
- Works and Field Services Branch, Asset and Infrastructure Services Department

7. Education and Training Requirements

N/A

8. Procedure

Step 1 1.1. Application Conditions

Any requests for a tribute be submitted on an appropriate application form and include both detailed reasons and research material in support of that proposal. All applications would be required to include a map or diagram which clearly shows the location of the facility or road where the tribute is proposed.

All applications must meet the following conditions prior to any further consideration being undertaken.

1.2. Application within Council Open Space Network

- (a) The proposed open space network location is determined by Council to have a suitable area or location for the requested infrastructure or plaque as determined by the Public Parks Strategy and relevant to the park classification.
- **(b)** In the case of an infrastructure request in a park, reserve or sporting ground, there is an established need for the infrastructure to be installed in accordance with the Public Park Strategy.
- (c) The personal tribute applicant is to provide a reason for the tribute in accordance with the relevant category description
- (d) Inscriptions on the plaques that indicate lifetime may not be used and text will be in the present tense to ensure the theme of the inscriptions are uplifting, while still honouring the person, group or event who is the subject of the personal tribute.
- **(e)** A maximum of three lines and approximately 36 characters or 12 words per line is recommended for brevity and aesthetic reasons. The plaque is

IPSWICH CITY COUNCIL | Assessing Applications for Personal Tributes in Council's Open Space and Road Network Procedure

typically 50mm in height and to a maximum of 100mm in width, however, may be sized to suit the infrastructure. (eg DONATED BY THE FAMILY OF MICHAEL BAKER)		
1.3. Applications within the Council Road Network		
(a) Only able to be installed on roads owned and/or managed by Council.		
 (b) A memorial, such as a white cross, no larger than the following dimensions: height 750mm width 500mm depth 400mm (below ground level) 		
(c) Only a name and date may be recorded on the memorial and flowers only may be attached.		
(d) Memorials will not be permitted on: - motorways and freeways - traffic islands		
- medians		
 roundabouts where they may interfere with any traffic control devices (ie traffic lights) 		
2.1 Assessment of the Application		
All applications are proposed to be assessed to ensure they meet the following criteria:		
(a) is accepted by the nominee or related persons (where applicable);		
(b) meets assessment and diligence searches conducted by Council;		
(c) is accepted by, or within, the community (where applicable)		
Note: For all applications, the Personal Tribute Application Form is located as an attachment in Section 10 of this procedure.		
3.1 Approval Conditions (prior to submission to Council)		
ne following conditions shall also be met prior to the approval of any tributes:		
(a) The ultimate approval for the type of infrastructure selected will reside with Council.		
· i		

IPSWICH CITY COUNCIL | Assessing Applications for Personal Tributes in Council's Open Space and Road Network Procedure

- **(b)** Council will generally only approve sites in the vicinity of a feature or place associated with the person of outstanding significance to that open space. The installation site of the infrastructure will be in a location mutually agreed upon by the requestor and the Council.
- **(c)** For roadside memorials, Council will only approve sites that does not impact the safety of persons installing/visiting memorials or other road users.
- (d) Installation of a personal tribute will not generally be considered within twelve months of the death of that person, to allow for the development of a historical perspective and for consideration of the criteria for significance.
- (e) Council retains the right to use the land adjacent to the commemorative plaque or park infrastructure, as it deems appropriate, up to and including the moving of the park infrastructure to another location. Every attempt will be made to ensure infrastructure is relocated as close to the original location as feasible.
- (f) Council maintains the right to remove or relocate it should the site be redeveloped for alternative use or significantly changed in character. Council does not guarantee the retention of any personal tribute beyond the life of the infrastructure.
- (g) All plaques surrendered to Council shall be disposed of in accordance with the relevant Council policy.
- (h) Personal tributes which have been placed in any location without authorisation, or which do not meet the general requirements of this policy may be removed. Attempts should be made to consult the person(s) responsible for initially siting the personal tribute prior to its removal.

Note:

Where there is uncertainty over the appropriateness of a personal tribute, a report will be prepared for consideration and decision by Council.

9. Monitoring and Review

This procedure will be reviewed every four (4) years.

10. Related Documents

Personal Tribute Application Form



IPSWICH CITY COUNCIL | Assessing Applications for Personal Tributes in Council's Open Space and Road Network

Procedure

11. Definitions

- **Council Open Space Network** Refers to all land owned and/or managed by Council that includes parks, gardens, reserves, sports grounds and conservation estates.
- Council Road Network Only roads owned and/or managed by Council.
- Infrastructure Refers to park seats and tables.
- Personal Tribute Is a plaque installed on council infrastructure in honour of a person or association, including an inscription recognising their connection to an area, eminence or outstanding community endeavour.
- Council Staff Any staff member or contractor working on behalf of the City of Ipswich.
- The Applicant Private Residents or members of the public.

12. Process Model

N/A

13. Procedure Owner

The General Manager (Asset and Infrastructure Services) is the procedure owner and the Manager, Works and Field Services is responsible for authoring and reviewing this procedure.



PERSONAL TRIBUTES WITHIN COUNCIL'S OPEN SPACE AND ROAD NETWORK POLICY

Document No: A4380607

1.1 Objectives: To provide guidance on the management of requests for the installation of personal tributes within Council's open space and road network.

Human Rights Commitment

Ipswich City Council (Council) has considered the human rights protected under the *Human Rights Act 2019 (Qld)* (the Act) when adopting and/or amending this policy. When applying this policy, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision in accordance with the Act.

1.2 Regulatory Authority:

- Local Government Act 2009
- Ipswich Planning Scheme
- Public Parks Strategy
- **1.3 Policy Statement**: It is Council's general policy position that no memorial naming (excluding war memorials or plaques) will be allowed on any park infrastructure within Council's open space and road network. Council's open space and road network will not duplicate the commemorative function of cemeteries.

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

1.4 Requests to install personal tributes:

All applications must be submitted on the appropriate form and include both detailed reasons and research material in support of that proposal. Each application must be accompanied by a map or diagram which clearly shows the location of the facility for which the personal tribute is being proposed.

The applicant is to ensure that all material supplied to Council is accurate, objective and not a distortion of actual facts. The applicant may be required to provide additional evidence or research material to further substantiate the proposal. Where proposals are found not to be consistent with the guidelines outlined in this Policy, the application will not be considered further.

1.5 Assessment of applications:

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

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

The following conditions shall also be met prior to the approval of any tributes:

- (a) The ultimate approval for the type of infrastructure selected will reside with Council, as it will need to conform to the specifications of Council's planning scheme policies and/or the design standards outlined in any adopted master plan or within the Public Parks Strategy, or as determined by Council.
- (b) Council will generally only approve sites in the vicinity of a feature or place associated with the person of outstanding significance to that open space or road network. The installation site of the infrastructure will be in a location mutually agreed upon by the requester and the Council.
- (c) Installation of a personal tribute will not generally be considered within twelve months of the death of that person, to allow for the development of a historical perspective and for consideration of the criteria for significance.
- (d) Council retains the right to use the land adjacent to the commemorative plaque or park infrastructure, as it deems appropriate, up to and including the moving of the park infrastructure to another location. Every attempt will be made to ensure infrastructure is relocated as close to the original location as feasible.
- (e) Council maintains the right to remove or relocate it should the site be redeveloped for an alternative use or significantly changed in character. Council does not guarantee the retention of any personal tribute beyond the life of the infrastructure.
- (f) All plaques surrendered to Council shall be disposed of in accordance with the relevant Council policy.
- (g) Personal tributes which have been placed in any location without authorisation, or which do not meet the general requirements of this policy may be removed. Attempts should be made to consult the person(s) responsible for initially siting the personal tribute prior to its removal.

Where there is uncertainty over the appropriateness of a personal tribute, a report will be prepared for consideration and decision by Council.

1.6 Responsibilities: This Policy is to be implemented by all Officers when considering issues and proposals related to Personal Tributes in Council's Open Space Network.

1.7 Definitions:

'Open space network' – refers to all land owned and/or managed by Council that includes parks, gardens, reserves, sports grounds and conservation estates.

'Personal tribute infrastructure' – refers to new park seats and tables.

'Personal tribute' – is a plaque installed on personal tribute infrastructure in honour of a person or association, including an inscription recognising their connection to an area, eminence or outstanding community endeavour.

1.8 Policy Author: Works Parks and Recreation

Date of Council Resolution: 19 September 2017

Committee Reference and Date: Policy and Administration Board No. 2017(08) of 5 September 2017 – City Management, Finance and Community Engagement Committee

No. 2017(09) of 12 September 2017

No. of Resolution: 6

Date to be Reviewed: 19 September 2019

APPENDIX 1 – GUIDELINES FOR THE CONSIDERATION OF SUITABLE PERSONS

All applications are to be consistent with the overarching values, ethical principles and current standards of Council, stakeholders and the community.

Proposals to give recognition to specific members of the community through the installation of a personal tribute within Council's open space network must be able to establish an association between the individual and the location or provide other justification such as that person's notable contribution to the community.

The following will be considered for their relevance:

- (a) Respected community member/s of considerable service who are/were a resident or working within the area;
- (b) Where a substantial parcel of land has been gifted or bequeathed as public open space by an individual (not including land dedicated to Council as part of a development approval), a request for personal tribute acknowledging that benefactor may be favourably considered;
- (c) Persons with a historical connection to the land or area;
- (d) Names of persons may include 'nicknames'.

Request title: Personal Tribute proposal for Mr Finn Martland

Request type - Naming of gully crossing within road reserve

Location - Masons Gully on Albert Street Rosewood (between 60 and 62 Albert Street - Gully crossing)

Assessment Criteria	Customer response (Direct extract or summary from application or supporting written advice)	Assessment Comment
Preamble (App 1Guidelines) Proposals to give recognition to specific members of the community through the installation of a personal tribute within Council's open space network must be able to establish an association between the individual and the location or provide other justification such as that person's notable contribution to the community. Condition B (P2 / PTP) Council will generally only approve sites in the vicinity of a feature or place associated with the person of outstanding significance to that open space or road network. The installation site of the infrastructure will be in a location mutually agreed upon by the requester and the Council.	Application extracts Property address provided for personal tribute - Masons Gully on Albert Street Rosewood (between 60 and 62 Albert Street – Gully crossing) Personal historical attachment to the area; Finn has always lived in the Ipswich region and had in the past year moved in with his partner Hayley and soon to be born son in Rosewood Finn Martland passed away just weeks shy of his 21st birthday and the birth of his first baby due in just a matter of weeks. Over the past number of weeks I have heard so many touching stories about Finn and his strong friendships over the years, how he was always there no matter what you needed or the time of day it was. The sheer amount of people who have turned up for Finn and his family have touched the hearts of many. I could go on for days about Finn and how remarkable he was but I don't think we have time for that. Supporting letter to Cr Madden extract Finn attended Faith Lutheran College from Year 7 to Year 12, and was a well-loved member of our community. He played both rugby union and rugby league, and was on his way to becoming a skilled carpenter. Finn and his partner, Hayley, were eagerly awaiting the birth of their son in late August. We have received numerous suggestions and believe that naming the site of his death "Finn's Crossing" would be a fitting tribute. This also means no change to the name of Masons Gully.	PT Application states that Finn has always lived in the Ipswich region and had in the past year moved in with his partner Hayley and soon to be born son in Rosewood. Supporting letter to Ipswich City Councillor, Cr Madden states; naming the site of his death "Finn's Crossing" would be a fitting tribute. This also means no change to the name of Masons Gully. Whilst being respectful that Masons Gully crossing, Albert Street Rosewood, has been identified as the location of Mr Finn Martland's passing, there is no other information provided to suggest an association between the individual and the location. The PT application does not demonstrate a notable contribution to the community.
Assessing Applications for Personal Tributes in Council's Open Space and Road Network Procedure.		The proposed location is within Council managed road reserve (Albert Street, Rosewood).
Section 1.3 Applications within the Council Road Network (a) Only able to be installed on roads owned and/or managed by Council. (b) A memorial, such as a white cross, no larger than the following dimensions: - height 750mm - width 500mm - depth 400mm (below ground level)		The proposed form of personal tribute is an alternative to a white cross.

(c) Only a name and date may be recorded on the memorial and flowers only may be attached. (d) Memorials will not be permitted on: - motorways and freeways - traffic islands - medians - roundabouts - where they may interfere with any traffic control devices (ie traffic lights)		
Criteria A (Appendix 1 - Guidelines) Respected community member/s of considerable service who are/were a resident or working within the area.		The PT application and supporting written advice does not demonstrate that the deceased was a community member of considerable service who were a resident or working within the area.
Criteria B (Appendix 1 - Guidelines) Where a substantial parcel of land has been gifted or bequeathed as public open space by an individual (not including land dedicated to Council as part of a development approval), a request for personal tribute acknowledging that benefactor may be favourably considered.	Not applicable	Not applicable
Criteria C (Appendix 1 - Guidelines) Persons with a historical connection to the land or area.		PT Application states that Finn has always lived in the Ipswich region and had in the past year moved in with his partner Hayley and soon to be born son in Rosewood. The PT application and supporting written advice does not demonstrate an historical connection to the land or area.
Condition C (P2 / PTP) Installation of a personal tribute will not generally be considered within twelve months of the death of that person, to allow for the development of a historical perspective and for consideration of the criteria for significance		Mr Finn Martland passed away on the 29 th June 2024.

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2025(05)

10 JUNE 2025

MINUTES

COUNCILLORS' ATTENDANCE:

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

COUNCILLOR'S APOLOGIES:

Nil

OFFICERS' ATTENDANCE

Chief Executive Officer (Sonia Cooper), General Manager Asset and Infrastructure Services (Seren McKenzie), General Manager Planning and Regulatory Services (Brett Davey), General Manager, Corporate Services (Matt Smith), Manager, City Design (Nathan Rule), General Manager Community, Cultural and Economic Development (Ben Pole), Manager Media, Communications and Engagement (Mark Strong), Senior Media Officer (Darrell Giles), Infrastructure Strategy and Planning Manager (Mary Torres), Team Lead (Transport and Traffic) (Berto Santana), Team Lead (Open Space and Facilities)(Mark Bastin), Strategic Planning Manager (Garath Wilson), Chief of Staff, Office of the Mayor (Melissa Fitzgerald), Senior Communications and Policy Officer (Jodie Richter) and Theatre Technician (Max Moylan)

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

Councillor Andrew Antoniolli (Chairperson) delivered the Acknowledgement of Country

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

BUSINESS OUTSTANDING

Matters on Notice from Infrastructure, Planning and Assets Committee 20 May 2025 –

Sports Facility Fencing and Electrical Switchboard Improvement for Flood Resilience Councillors Pye Augustine, Marnie Doyle and Jim Madden raised queries regarding the costings associated with the fencing.

A. The costing in relation to the part of the fencing that wasn't repaired for Ipswich Knights Facility (excluding the drop down fencing) be clarified.

- B. The terms of the funding in terms of the recovery work for the Build Back Better Concept be clarified and provided to all councillors.
- C. The status on the fence in relation to the Ivor Marsden Cricket Fields (external fence on Old Toowoomba Road) be provided to all councillors.

Councillor Jim Madden raised a query in relation to point C seeking clarification that temporary fencing had been erected at the number 1 cricket field at Ivor Marsden Cricket Fields to stop vehicles being able to drive onto the cricket pitch from Old Toowoomba Road.

1. RESPONSE TO PETITION - REQUESTING COUNCIL CONSIDER THE PROPOSAL FOR A DOG PARK AT 25 MILL STREET, GOODNA

This is a report concerning a petition received from Mrs Lauren Olde Byvank requesting Council to consider the proposal for a dog park at 25 Mill Street, Goodna.

RECOMMENDATION

Moved by Deputy Mayor Nicole Jonic: Seconded by Councillor Marnie Doyle:

- A. That the report be received and the contents noted.
- B. That land at 25 Mill Street, Goodna is not converted into a dog park as the site does not meet the criteria in the Ipswich City Council Desired Standards of Service Leash Free Dog Areas Policy.
- C. That Warren Park, Goodna remain in its current configuration without the installation of a dog park as the site does not meet the criteria in the Ipswich City Council Desired Standards of Service Leash Free Dog Areas Policy.
- D. That the chief petitioner be advised of the outcome of this report.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Antoniolli Harding

Tully
Jonic
Augustine
Doyle
Martin
Madden

The motion was put and carried.

2. RESPONSE TO PETITION - WIDENING THE NORTHERN SECTION OF GODDARDS ROAD, YAMANTO

This is a report concerning a petition received from the local community requesting Council widen the asphalt surface of Goddards Road, Yamanto, between Suffield Drive and Berry Street.

RECOMMENDATION

Moved by Councillor Jim Madden: Seconded by Councillor David Martin:

- A. That the report be received and the contents noted.
- B. That based on project prioritisations, funding for any upgrade to Goddards Road, Yamanto between Suffield Drive and Berry Street, be given due consideration in the development of a future capital works program.
- C. That the chief petitioner be informed of the outcome of this report.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Antoniolli Nil

Tully
Harding
Jonic
Augustine
Doyle
Martin
Madden

The motion was put and carried.

MATTER TO BE LIFTED FROM THE TABLE

RECOMMENDATION

Moved by Councillor Andrew Antoniolli: Seconded by Councillor David Martin:

That Item 3 titled Capital Investment in Provisional Projects Policy – Proposed Amendments, be lifted from the table.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Antoniolli Nil

Tully Harding Jonic

Augustine

Doyle

Martin

Madden

The motion was put and carried.

3. <u>CAPITAL INVESTMENT IN PROVISIONAL PROJECTS POLICY - PROPOSED</u> AMENDMENTS

This is a report concerning proposed amendments to the Capital Investment in Provisional Projects Policy.

(At the Infrastructure, Planning and Assets Committee of 15 October 2024, this matter was laid on the table until the November 2024 meeting where it was lifted from the table and deferred to the February 2025 meeting of the Infrastructure, Planning and Assets Committee. At the February 2025 meeting this matter was laid on the table)

RECOMMENDATION

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

Councillor Andrew Antoniolli proposed the following amended recommendation:

That the revised policy titled Capital Investment in Provisional Projects, as tabled at the meeting be adopted subject to the following amendments:

- Point 6 Scope
 First Dot Point removal of words 'on behalf of the community'
- Third Dot Point (removed) reinstatement of wording 'By resolution of council'
- Heading 'Project Approval' First paragraph, insert comma (,) after the words 'consideration and approval' and before 'so that relevant ...'
- Point 9 Monitoring and Evaluation
 First sentence After words 'every four (4) years' insert 'or as required'.

Councillor Paul Tully proposed the following further amendments to the policy:

On page 1 of the policy after the words 'Date of Review' the words 'by 30 June 2029' be included.

- That the first recommendation be numbered A and the following recommendation be included as B:
 - B. That a draft procedure be tabled at the next Committee meeting for consideration by Councillors.

The mover and seconder agreed to the proposed amendments. RECOMMENDATION

Moved by Councillor Andrew Antoniolli: Seconded by Councillor David Martin:

- A. That the revised policy titled Capital Investment in Provisional Projects, as tabled at the meeting be adopted subject to the following amendments:
 - Point 6 Scope
 First Dot Point removal of words 'on behalf of the community'
 - Third Dot Point (removed) reinstatement of wording 'By resolution of council'
 - Heading 'Project Approval' First paragraph, insert comma (,) after the words 'consideration and approval' and before 'so that relevant ...'
 - Point 9 Monitoring and Evaluation
 First sentence After words 'every four (4) years' insert 'or as required'.
 - Date of Review the following words be included 'by 30 June 2029'
- B. That a draft Procedure be tabled at the next Committee meeting for consideration by Councillors.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Antoniolli Nil

Antoniolli Tully Harding Jonic Augustine Doyle Martin Madden

The motion was put and carried.

Attachments

- 1. Capital Investment in Provision Projects Policy proposed amendments tracked
- 2. Capital Investment in Provisional Projects Policy proposed amendments clean version

CONFIRMATION OF MINUTES

4. <u>CONFIRMATION OF MINUTES OF THE INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2025(04) OF 20 MAY 2025</u>

RECOMMENDATION

Moved by Deputy Mayor Nicole Jonic: Seconded by Councillor David Martin:

That the minutes of the Infrastructure, Planning and Assets Committee held on 20 May 2025 be confirmed.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Antoniolli Nil

Tully
Harding
Jonic
Augustine
Doyle
Martin
Madden

The motion was put and carried.

OFFICERS' REPORTS

5. <u>ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY REPORT APRIL 2025</u>

This is a report concerning the performance of the capital delivery by the Asset and Infrastructure Services Department for the month of April 2025.

RECOMMENDATION

Moved by Deputy Mayor Nicole Jonic: Seconded by Councillor Marnie Doyle:

That the report on capital delivery by the Asset and Infrastructure Services Department for the month of April 2025 be received and the contents noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Antoniolli Nil

Tully Harding Jonic

Augustine

Doyle

Martin

Madden

The motion was put and carried.

6. <u>IPSWICH ADOPTED INFRASTRUCTURE CHARGES RESOLUTION AND INCENTIVES</u> 2025

This is a report concerning the adoption of a new Adopted Infrastructure Charges Resolution (AICR) and incentives package prepared to align with the new Ipswich City Plan 2025 and new Local Government Infrastructure Plan (LGIP 2025).

It is proposed that the new AICR and supporting incentive policies take effect at the same time as the new Ipswich City Plan 2025, on and from 1 July 2025.

RECOMMENDATION

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

- A. That Council adopt the proposed Adopted Infrastructure Charges Resolution as detailed in Attachment 1 pursuant to s113 of the *Planning Act 2016* as the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2025.
- B. That Council adopt the Council policies included in Attachment 2 Council Incentives Package 2025 as detailed below:
 - (a) Not-for-profit Community Organisation Incentives Policy (Attachment 2.1);
 - (b) Rural Tourism Incentives Policy (Attachment 2.2);
 - (c) Adaptive Reuse of Character Buildings Incentives Policy (Attachment 2.3);
 - (d) Hotel and Short-Term Accommodation Incentives Policy (Attachment 2.4); and
 - (e) Housing Diversity and Affordability Incentives Policy (Attachment 2.5).
- C. That the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2025 and associated Council policies take effect on and from 1 July 2025.
- D. That Council repeal the Council policies included in Attachment 3 Existing Council Policies as detailed below, on and from 1 July 2025:
 - (a) Support for the Re-Use of Existing Non-Residential Buildings Policy (Attachment 3.1);

- (b) Infrastructure Contribution Relief or Exemptions for Non-Residential Development undertaken by Community Organisations Policy (Attachment 3.2); and
- (c) Rural Tourism Development Fee Relief Policy (Attachment 3.3).
- E. That Council authorise the Manager, City Design to undertake the necessary actions to facilitate the implementation and commencement of the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2025 and associated Council policies, including updating the Council website.
- F. That the Manager, City Design provide a report to Council one year after the commencement which provides a review of the outcomes and delivery of the Council policies, including any proposed amendments or updates to the policies.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Antoniolli Nil

Tully
Harding
Jonic
Augustine
Doyle
Martin
Madden

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

QUESTIONS / GENERAL BUSINESS

<u>QUESTION – REDBANK PLAINS GREENWOOD VILLAGE DRIVE INTERSECTION UPGRADE</u>

Councillor Pye Augustine raised the following questions in relation to the Redbank Plains Greenwood Village Drive intersection upgrade:

- Have all options been considered, have considerations been placed on the impact on St Anne's and Redbank Plains State School, and what were the recommendations if any?
- How would a reduced speed limit of 50km impact the intersection?
- How many accidents have occurred in the intersection in the last 6 months?

The General Manager, Asset and Infrastructure Services advised that these matters would be addressed in the councillor briefing session scheduled for 17 June 2025.

7. COMMENCEMENT OF NEXT MEETING

RECOMMENDATION

Moved by Councillor Paul Tully:

Seconded by Councillor Jim Madden:

That the Finance and Governance Committee commence at 10.15 am.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Antoniolli Nil

Tully
Harding
Jonic
Augustine
Doyle
Martin
Madden

The motion was put and carried.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 9.02 am.

The meeting closed at 9.50 am.

Doc ID No: A11741511

ITEM: 5

SUBJECT: CAPITAL INVESTMENT IN PROVISIONAL PROJECTS - PROCEDURE

AUTHOR: INFRASTRUCTURE STRATEGY AND PLANNING MANAGER

DATE: 27 JUNE 2025

EXECUTIVE SUMMARY

This is a report concerning the Capital Investment in Provisional Projects Procedure.

RECOMMENDATION/S

That the report be received and the contents noted.

RELATED PARTIES

There was no declaration of conflicts of interest

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

At Council's Ordinary meeting on 19 June 2025, Council endorsed an updated *Capital Investment in Provisional Projects Policy* (refer to Attachment 1). To ensure a consistent approach by Council stakeholders on how to identify, scope, plan and deliver Provisional Projects, an associated *Capital Investment in Provisional Projects Procedure* has been developed.

This report outlines the Capital Investment in Provisional Projects Procedure that will be used to apply against the Policy which is provided in Attachment 1. The *Capital Investment in Provisional Projects Procedure* can be viewed in Attachment 2 of this report.

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

The procedure aligns with the Capital Investment in Provisional Projects Policy

RISK MANAGEMENT IMPLICATIONS

There are no known risks, the procedure outlined will provide the organisation with a clearer understanding of how to deal with Provisional Projects.

FINANCIAL/RESOURCE IMPLICATIONS

There are no financial implications.

COMMUNITY AND OTHER CONSULTATION

The following stakeholders have been consulted in the development of this procedure:

- various Departments within the Asset and Infrastructure Services;
- The Executive Services Branch;
- The Mayor and Councillors

CONCLUSION

The Capital Investment in Provisional Projects Policy has recently been updated. A Capital Investment in Provisional Project Procedure has now been developed to provide clarity across the organisation on how to identify, scope, plan and delivery Provisional Projects.

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. Council Ordinary Meeting 19-6-25 Capital Investment in Provisional Projects Policy J 🖺
- 2. Draft Capital Investment in Provisional Projects Procedure 🗓 🖺

Mary Torres

INFRASTRUCTURE STRATEGY AND PLANNING MANAGER

I concur with the recommendations contained in this report.

Tony Dileo

MANAGER, INFRASTRUCTURE STRATEGY

I concur with the recommendations contained in this report.

Seren McKenzie

GENERAL MANAGER (ASSET AND INFRASTRUCTURE SERVICES)

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

COUNCIL 19 JUNE MEETING AGENDA 2025

Infrastructure, Planning and Assets Committee 10 Jun 2025 - Item 3 / Minutes Attachment 2



Version Control and Objective ID	Version No: 3	Objective ID: A7534568
Adopted at Council Ordinary Meeting on	June 2025	
Date of Review by: 30 June 2029	February 2025	

1. Statement

Council identifies and delivers a large number of projects as part of its capital portfolio of works that is approved by Council as part of the annual budget process. These projects

(General Projects) are consistent with Council's corporate plan, annual plan and strategies and align with the intent of Council's program and sub-program of works as adopted by the Council in its budget process. However, occasionally some project proposals come to Council that are not included in the 3 year capital program but have merit in being delivered. These may not conform to Council's standard drawings or desired standard of service. Projects of this nature are referred to as provisional projects.

Capital investment in provisional projects needs to be assessed in a consistent, coordinated and effective manner.

2. Purpose and Principles

This policy outlines Council's standards and expectation for the consideration of capital investment in provisional projects. This policy will form the basis of advice to enable an informed decision on whether to invest in capital provisional projects. In this regard, requests for capital provisional projects will be reviewed, evaluated, scoped and estimated using effective processes.

3. Strategic Plan Links

This policy aligns with the following iFuture 2021-2026 Corporate Plan themes:

- Vibrant and Growing
- A Trusted and Leading Organisation

4. Regulatory Authority

Local Government Act 2009

Local Government Regulation 2012

Page 1 of 5

COUNCIL 19 JUNE MEETING AGENDA 2025

Infrastructure, Planning and Assets Committee 10 Jun 2025 - Item 3 / Minutes Attachment 2

IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Policy

5. Human Rights Commitment

Ipswich City Council (Council) has considered the human rights protected under the *Human Rights Act 2019 (Qld)* (the Act) when adopting and/or amending this policy. When applying this policy, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision in accordance with the Act.

6. Scope

This policy applies to the elected representatives and Council employees involved in the consideration and decision-making process for provisional projects.

Requests for a project to be considered within the capital works portfolio may be generated by:

- A proposal from a Councillor/s or the Mayor;
- A request from the community, community groups or organisation/s;
- By resolution of Council;
- Advice to Councillor/s and the Mayor by a council officer.

Requests for projects are to be reviewed to establish whether the proposal is consistent with Council's corporate plan, annual plan and relevant strategies, and there is alignment with Council's current program and sub-program of works.

Provisional Projects Budget Allocation

Through the annual plan and budget development and deliberations, Council will consider the annual funding allocated towards provisional projects within the capital works portfolio. Unspent funds allocated towards provisional projects can be carried over for one financial year only (i.e. provisional project Allocation cannot have more than two (2) financial years accumulated). The annual budget allocation towards provisional projects shall be distributed as outlined in Table 1 below:

Table 1 – Provisional Projects Annual Capital Budget Distribution

Division	Annual Budget Allocation Percentage Spilt
Division 1	25%
Division 2	25%
Division 3	25%
Division 4	25%

The allocation of capital funds towards provisional projects are to be associated with Council owned assets only. Any projects suggested or nominated that are considered operational in nature shall not be progressed through this sub-program allocation.

COUNCIL 19 JUNE MEETING AGENDA 2025

Infrastructure, Planning and Assets Committee 10 Jun 2025 - Item 3 / Minutes Attachment 2

IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Policy

Specification of Projects

As required by the Local Government Act 2009 and the Local Government Regulation 2012, all spending must be appropriately authorised and must clearly facilitate the Council's corporate and annual operational plans. Consideration will be given to the prioritised outcomes identified by Council's asset management strategies. In addition, projects that are nominated may require a review in consultation with Council's Asset Accounting team to ensure they can be capitalised and align with the relevant Asset Accounting practices.

To ensure appropriate lead time for survey, design and documentation as well as providing the most effective and efficient utilisation of resources, both internal and external, the following timeframes for commitment to and commencement of provisional projects shall apply:

- Project identification and Council endorsement of projects to be undertaken within the first three quarters of a new financial year;
- Projects nominated in the final quarter of a financial year will continue to be planned, scoped and endorsed however they will generally be scheduled for commencement during the next financial year.

Project Scoping

Once a project is identified for consideration as a provisional project, council officers shall undertake the relevant investigation to determine alignment with this policy and Council's plans and strategies. Investigations may also involve engagement with various council departments to determine a collaborative outcome for a nominated project. The scoping of provisional projects can take time to develop depending on their complexity and engagement required. Council officers shall keep the Mayor and relevant Councillors updated regularly on the progress of the project scoping. The following shall be developed once a project is scoped:

- Sketch or concept plan of the proposal;
- An order of cost estimate.

Project Approval

The Mayor and relevant Councillors shall be engaged and consulted prior to a project being tabled at the relevant committee for Council consideration and approval, so that relevant considerations may be taken into account.

Although budget is allocated towards the provisional project sub-program through the annual capital works portfolio, projects suggested and nominated are to be individually tabled at the relevant Council committee for consideration, deliberation and approval for design and construction. The following information shall be provided in the committee report for approval:

- The division in which the project is proposed;
- Project title and brief summary of project scope; and
- Order of cost estimate.

Page 3 of 5

COUNCIL 19 JUNE MEETING AGENDA 2025

Infrastructure, Planning and Assets Committee 10 Jun 2025 - Item 3 / Minutes Attachment 2

IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Policy

Through the annual budget approval process, the funds allocated towards provisional projects are approved by Council. The order of cost estimate is provided to enable an estimate for draw down on the provisional projects sub-program at a point in time when the approval occurs. Once the project is approved by Council to proceed and moved into design and construction, the project costs may vary from the order of costs initially provided. The sub-program shall be tracked based on actual project costs and provided to Council through the monthly reports on the capital works program.

7. Roles and Responsibilities

- The General Manager (Asset and Infrastructure Services) is the custodian of this policy and is responsible for maintaining its currency.
- The Infrastructure Strategy Branch is responsible to coordinate and facilitate the assessment of any projects that are to be considered within the capital works portfolio, and to liaise with other business areas as needed.
- The Infrastructure Strategy, Capital Program Delivery and Works and Field Services branches will all be responsible to provide input as required into any assessment of projects as requested by the Infrastructure Strategy Branch.
- The elected representatives will be responsible to consider, deliberate and debate any of
 the provisional projects that have been identified. These will be submitted to the relevant
 Council committee for consideration as required.

8. Key Stakeholders

The following will be consulted during the review process:

- Mayor and Councillors
- Chief Executive Officer and General Managers
- Infrastructure Strategy Branch
- Capital Program Delivery Branch
- Works and Field Services Branch

9. Monitoring and Evaluation

This policy will be reviewed every four (4) years or as required. However, the successful implementation and effectiveness of this policy can be monitored through the Council committee presentation and the monthly reports on the capital works program.

10. Definitions

The following are the definitions of key terms in this Policy:

Council means Ipswich City Council

General Projects are those that are built on a regular basis and generally form part of Council's suite of standard drawings and 3 year capital program. A general project is consistent with Council's corporate plan, annual plan and strategies and aligns with the intent of Council's program and sub-program of works.

 $\textbf{Provisional Projects} \ \text{are those that may not form part of Council's standard drawings, desired}$

Page 4 of 5

COUNCIL 19 JUNE MEETING AGENDA 2025

Infrastructure, Planning and Assets Committee 10 Jun 2025 - Item 3 / Minutes Attachment 2

IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Policy

standard of service or be within the adopted 3 year capital program.

11. Policy Owner

The General Manager (Asset and Infrastructure Services) is the policy owner and the Manager, Infrastructure Strategy is responsible for authoring and reviewing this policy.



Version Control and Objective ID	Version No: Objective ID: A11741414		
Name of parent policy/administrative directive	Capital Investment in Provisional Projects Policy		
Approved by General Manager on	July 2025		
Date of Review	July 2029		

1. Background

This procedure has been developed to align with Council's *Capital Investment in Provisional Projects Policy* and provides council officers and elected representatives with guidance on how to evaluate and manage projects that are nominated to the Asset and Infrastructure Services Department for consideration to be included in the capital works program.

2. Purpose

This procedure has been developed to ensure consistency is maintained across the Asset and Infrastructure Services Department when assessing provisional projects that have been identified for consideration into Council's capital works program. The procedure will outline the assessment of nominated projects and the process to follow for approval.

3. Regulatory Authority

Local Government Act 2009

Local Government Regulation 2012

4. Human Rights Commitment

Council has considered the human rights protected under the *Human Rights Act 2019 (Qld)* (the Act) when approving and/or amending this procedure. When applying this procedure, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision in accordance with the Act.

5. Roles and Responsibilities

The General Manager (Asset and Infrastructure Services) is the custodian of this Procedure and is responsible for maintaining its currency.

The Infrastructure Strategy Branch is responsible for coordinating and facilitating the assessment of any provisional projects that are nominated for consideration to be included in the capital works program, and to liaise with other business areas as needed.

IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Procedure

The Capital Program Delivery and Works and Field Services Branches will be responsible for providing input regarding projects, as required.

The Capital Program Delivery Branch will be responsible for the project management and delivery activities related to provisional projects once they are endorsed by Council and handed over for execution.

The elected representatives will be responsible to consider, deliberate and debate any of the provisional projects that have been identified.

6. Key Stakeholders

Key Stakeholders regarding this procedure are:

- Capital Program Delivery Branch;
- Infrastructure Strategy Branch;
- Works and Field Services Branch;
- Executive Services Branch;
- Elected representatives, being the Mayor and Councillors); and
- Any other relevant departments across the organisation.

7. Education and Training Requirements

N/A

8. Procedure

A provisional project is typically a project that may not form part of Council's standard drawings, desired standard of service or is not within the adopted 3-year capital works program. Provisional projects are typically identified through requests received from the Mayor and Councillors on behalf of the community and raised to the Asset and Infrastructure Services Department.

Step procedure

Step 1.0 Identification of potential provisional project • Elected representatives to complete the Provisional Project Identification Online Form for assessment. A project can be nominated by any elected representative and does not require both councillors in any division to be in agreement with the nomination. • Once completed, the form is automatically emailed to the Asset and Infrastructure Services Department and relevant elected representatives. As per the Capital Investment in Provisional Projects Policy, projects that are nominated and endorsed by Council in the first three quarters of the financial year will likely be delivered in the same financial year (subject to project complexity).

IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Procedure

Projects nominated and endorsed by Council in the final quarter of the financial year will generally be scheduled for delivery in the following financial year. Proceed to Step 2.0 Step 2.0 Assessment of nominated provisional project Once a project has been nominated via the *Provisional Project Identification Online* Form, it will be issued to the relevant team within the Asset and Infrastructure Services Department for assessment. If further information is required, officers are to engage with the relevant elected representative(s) to discuss further and clarify project intent. Officers to engage with other relevant Council business areas during the assessment process to seek any further input and consideration. Following the assessment and initial project scoping, Council officers will consult the proposed project with the elected representative(s) generally within a four (4) week timeframe of receiving the initial request. The elected representative(s) to respond back to the Asset and Infrastructure Services Department within one (1) week to confirm if the proposed initial scope is suitable for an order of cost estimate. Council officers to assess project and consult on project outcome with the elected representative(s) generally within four (4) weeks of receiving the initial request. The four (4) week turnaround time could be less or more, dependent on the Note: project complexity. Elected representative(s) to confirm initial project scope is suitable for an order of cost estimate generally within one (1) week of receiving request Proceed to Step 3.0 Step 3.0 **Order of Cost Estimate** Once the initial project scope has been confirmed, the scoping officer is to issue a request for an 'Order of Cost Estimate'. The 'Order of Cost Estimate' request to be sent to: · Principal Officer (Estimating); and

Page 3 of 6

IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Procedure

• Design and Coordination Manager.

The 'Order of Cost Estimate' to be undertaken within two (2) weeks of the request being issued. Should additional time be required over and above the two (2) week timeframe, the elected representative(s) shall be advised the reason for additional time required and an estimated timeframe to receive the 'Order of Cost Estimate'.

Once the 'Order of Cost Estimate' has been received, the project details and estimate to be provided to the elected representative(s). Within one (1) week, the elected representatives to confirm that they wish for the Provisional Project to proceed to consultation with the Mayor and relevant Councillors, based on the updated Provisional Project information including the 'Order of Cost Estimate'.

Note:

- An 'Order of Cost Estimate' to be provided back to the assessing officer within two (2) weeks of the request. If this is unable to be achieved, advice as to why additional time is required and expected completion shall be provided to the elected representative(s).
- Elected representative(s) to confirm proceeding with a Provisional Project within one (1) week of receiving an 'Order of Cost Estimate'.

Note:

An 'Order of Cost Estimate' is considered a high-level estimate based on the known project inputs and assumptions at the feasibility project stage. The overall project cost is subject to change once approved by Council, and as it moves through the project delivery lifecycle. Actual project costs will be charged to individual projects as they progress through delivery.

Proceed to Step 4.0

If confirmation is received to not proceed – Process Ends

Step 4.0 Consultation among Mayor and relevant Councillors

The initiating Councillor/s or Mayor shall share the Provisional Project details including the Order of Cost Estimate with relevant Councillors in an email and engage and consult generally within a one (1) week timeframe. Engagement and consultation by the initiating Councillor/s or Mayor can be by telephone discussion, email or face to face discussion.

At the completion of the consultation timeframe, the initiating elected representative shall email <u>AISprovisionalprojects@ipswich.qld.gov.au</u> with advice that the

IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Procedure

	consultation has been completed.
	Proceed to Step 5.0
Step 5.0	Table Potential Provisional Project at Relevant Council Committee
	Following confirmation of the Mayor and relevant Councillors being consulted, the Council officer will proceed to the preparation of a Committee Report regarding the proposed Provisional Project.
	The relevant Council officer is to provide the elected representative(s) the proposed Council committee meeting that the Provisional Project is to be tabled.
	The Council Committee report for the Provisional Project Approval should include the following information: - Summary of proposed project; - Order of Cost Estimate; - Sketch plan of the proposal; - Advice that consultation among elected representatives was confirmed as having been completed.
	Example Committee Report previously tabled can be found at: https://iccecm.ipswich.qld.gov.au/id:A11444520/document/versions/latest Proceed to https://iccecm.ipswich.qld.gov.au/id:A11444520/document/versions/latest Proceed to https://iccecm.ipswich.qld.gov.au/id:A11444520/document/versions/latest
Step 6.0	Council Committee Consideration
	At the relevant Council committee, the Council will consider and deliberate on the Provisional Project(s) that have been tabled.
	If Council approve the Provisional Project(s) tabled at the Council committee, the Asset and Infrastructure Services Department shall progress the project into delivery.
	Council officers Proceed to <u>Step 7.0</u>
Step 7.0	Project Delivery
	Following the Council endorsement of the Provisional Project(s), the relevant Council officer shall follow the Asset and Infrastructure Services project handover process for the Capital Program Delivery Branch to deliver the project(s).
	The Capital Program Delivery Branch are to undertake various activities for each Provisional Project. These activities include (but not limited to): - Design and refinement of cost (if needed)

IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Procedure

- Project scheduling
- Procurement
- Stakeholder engagement / notification activities (including civic maps update)
- Project Management / delivery
- Project closure activities.

Should the elected representative(s) require updates on the project delivery, queries are to be directed to the Asset and Infrastructure Services Stakeholder Team, via the email: capitalprojects@ipswich.qld.gov.au

Note:

Provisional Project delivery queries to be directed to the stakeholder team: capitalprojects@ipswich.qld.gov.au

Proceed to <a>Step 8.0

Step 8.0

Provisional Project Sub-Program Updates

The progress on projects that have been endorsed by Council shall be reported in the monthly Asset and Infrastructure Services Department Capital Delivery Report.

Towards the end of a financial year, any committed projects shall be identified (if not proposed to be delivered) as carryover projects in alignment with the *Capital Investment in Provisional Project Policy*.

9. Monitoring and review

This procedure will be reviewed in accordance with Council's four (4) year review cycle or sooner if required.

10. Related documents

This procedure aligns with the Capital Investment in Capital Provisional Projects Policy.

11. Definitions

N/A

12. Process Model

Add a link to the Promapp (Promapp yet to be developed).

13. Procedure Owner

The General Manager (Asset and Infrastructure Services) is the procedure owner and Manager, Infrastructure Strategy is responsible for authoring and reviewing this procedure.

Doc ID No: A11739954

ITEM: 6

SUBJECT: PROVISIONAL PROJECTS APPROVAL

AUTHOR: INFRASTRUCTURE STRATEGY AND PLANNING MANAGER

DATE: 27 JUNE 2025

EXECUTIVE SUMMARY

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

The projects have been suggested by the Division 4 Councillors for assessment against the Capital Investment in Provisional Projects Policy.

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

RECOMMENDATIONS

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

- 1. Division 4 Installation of a Speed Awareness Sign along Arthur Summervilles Road, Karalee \$20,000
- 2. Division 4 Installation of a Speed Awareness Sign along Diamantina Boulevarde, Brassall \$20,000
- 3. Division 4 Installation of new BMX Jumps, Sarah Drive Park, Yamanto \$20,000

RELATED PARTIES

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

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

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

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

Council officers have assessed the nominated projects against the Policy. Based on this assessment, the Provisional Projects outlined in Table 1 below may be considered for approval by Council in accordance with the Policy. Further details on the projects can be viewed in Attachment 1 of this report.

Table 1 – Proposed Provisional Projects

Division	Project	Order of Cost
4	Installation of a Speed Awareness Sign along Arthur Summervilles Road, Karalee	\$20,000
4	Installation of a Speed Awareness Sign along Diamantina Boulevarde, Brassall	\$20,000
4	Installation of new BMX Jumps, Sarah Drive Park, Yamanto	\$20,000

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

This report and its recommendations are consistent with the Capital Investment in Provisional Projects Policy.

RISK MANAGEMENT IMPLICATIONS

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

FINANCIAL/RESOURCE IMPLICATIONS

The Council has committed to Provisional Projects in the 2025-2026 budget. The projects proposed in this report is to be allocated from funds already approved by Council and no additional funds are being sought.

COMMUNITY AND OTHER CONSULTATION

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

CONCLUSION

The Asset and Infrastructure Services Department has assessed the proposed Provisional Projects. This assessment concluded that the projects outlined in this report are in accordance with the Provisional Projects Policy and may be progressed to construction should Council determine to proceed with them.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACT	S
OTHER DECISION	
(a) What is the Act/Decision being made?	Recommendation A states that Council consider the installation of a Speed Awareness Sign at Arthur Summervilles Road, Karalee \$20,000 Recommendation B states that Council consider the installation of a Speed Awareness Sign at Diamantina Boulevarde, Brassall \$20,000 Recommendation C states that Council consider the installation of new BMX Jumps, Sarah Park Drive, Yamanto \$20,000
(b) What human rights are affected?	Nil
(c) How are the human rights limited?	Not applicable
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable
(e) Conclusion	The decision is consistent with human rights.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Division 4 - Proposed Provisional Projects 🗓 🖺

Mary Torres

INFRASTRUCTURE STRATEGY AND PLANNING MANAGER

I concur with the recommendations contained in this report.

Tony Dileo

MANAGER, INFRASTRUCTURE STRATEGY

I concur with the recommendations contained in this report.

Seren McKenzie

GENERAL MANAGER (ASSET AND INFRASTRUCTURE SERVICES)

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

Division 4 – Proposed Provisional Projects

1. Installation of a Speed Awareness Sign along Arthur Summervilles Road, Karalee

Proposal

Given the volume of vehicles travelling along Arthur Summervilles Road and the change in road environment from Junction Road leading into the carriageway, it has been suggested that the local community could benefit from a reminder of the speed limit as they travel along this road. Below is the location of the proposed speed awareness sign to be installed near 139 Arthur Summervilles Road, Karalee (for northbound traffic)

Proposed location is shown below:



Order of Cost - Project is in the order of \$20,000

The order of cost for this project is based on a solar powered speed awareness sign that was installed on Summit Drive, Springfield Lakes this current calendar year.

2. Installation of a Speed Awareness Sign along Diamantina Boulevarde, Brassall

Proposal

There has been ongoing concerns raised by the community regarding the speed of vehicles along Diamantina Boulevarde, Brassall. It has been suggested that the local community could benefit from a reminder of the speed limit as they travel on this road, and particularly as they travel towards the Brisbane Valley Rail Trail crossing point. Below is the location of the proposed speed awareness sign to be installed in the median outside 48 Diamantina Boulevarde (for westbound traffic)

Proposed location is shown below:



Order of Cost – Project is in the order of \$20,000

The order of cost for this project is based on a solar powered speed awareness sign that was installed on Summit Drive, Springfield Lakes this current calendar year.

Solar Powered Speed Awareness Sign Details for Arthur Summerville Road, Karalee and Diamantina Boulevarde, Brassall, below are the display details

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

Order of Cost – Project is in the order of \$20,000

The order of cost for this project is based on a solar powered speed awareness sign that was installed on Summit Drive, Springfield Lakes this current calendar year.

3. Installation of new BMX Jumps, Sarah Drive Park, Yamanto

Proposal

The local community have identified potential improvements to the current BMX facilities at Sarah Drive Park, Yamanto. It is suggested that additional jumps be provided to cater for the local families within the area. There are already some BMX jumps and this project is suggesting some additional jumps to improve the facility.

Proposed project is shown below:



Order of Cost – Project is in the order of \$20,000

The order of cost for this project is based on a previous BMX project undertaken in Heit Park, Willowbank

Doc ID No: A11726863

ITEM: 7

SUBJECT: ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY

REPORT MAY 2025

AUTHOR: PRINCIPAL OFFICER (PROGRAM MANAGEMENT)

DATE: 24 JUNE 2025

EXECUTIVE SUMMARY

This is a report concerning the performance of the capital delivery by the Asset and Infrastructure Services Department for the month of May 2025.

RECOMMENDATION/S

That the report on capital delivery by the Asset and Infrastructure Services Department for the month of May 2025 be received and the contents noted.

RELATED PARTIES

There are no known conflicts of interest in relation to this report.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

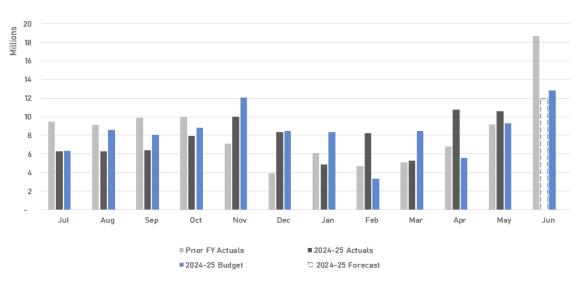
The Asset and Infrastructure Services Department's Capital Works Program for the month of May achieved a monthly spend of \$10.58 million, compared to the adopted baseline budget of \$9.32 million.

The positive variance for the month is primarily attributed to good progress and spending across projects within the Strategic Transport Sub-program, Springfield Parkway Stage 2, Kerb and Channel works associated with Emery Street and a number of Fleet acquisitions within the Vehicle replacement program.

The year-to-date expenditure currently sits at \$84.99 million against an adopted budget for the full financial year of \$100.23 million.

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

Asset and Infrastructure Services Department Capital Portfolio by Month



AIS Deliverable (May 2025)	MTD				
Capital Program	Actuals Budget		Variance (Budget - Actuals)	Forecast	Variance (Forecast - Actuals)
	\$	\$	\$	\$	\$
Asset Rehabilitation	5,111,782	3,427,577	(1,684,205)	3,673,419	(1,438,363)
Local Amenity	242,167	45,000	(197,167)	201,800	(40,367)
Flood Mitigation and Drainage	40,278	575,000	534,722	59,500	19,222
Parks Sport and Environment	85,402	1,859,000	1,773,598	182,500	97,098
Transport And Traffic	3,148,236	2,676,940	(471,296)	3,375,516	227,281
Corporate Facilities	-	-	-	-	-
Project Overheads	(245,408)	-	245,408	-	245,408
Infrastructure Program	8,382,457	8,583,517	201,060	7,492,735	(889,721)
Fleet	2,194,220	496,981	(1,697,239)	1,492,300	(701,920)
Other	1,776	238,000	236,224	171,000	169,224
Capital Works Program	10,578,452	9,318,498	(1,259,954)	9,156,035	(1,422,417)

Asset Rehabilitation overall, achieved an actual spend of \$5.11 million for the month of May.

Favourable weather conditions throughout the month supported steady progress on road resurfacing activities across multiple areas. The program is now primarily focused on Areas 2, 4, and 5. With monthly expenditure totalling \$1.86 million, significantly exceeding the baseline budget of \$319,000 due to the delayed phasing of works. All resurfacing activities remain on schedule for completion by the end of the financial year, reflecting strong confidence in the delivery of the programmed works.

Kerb and channel rehabilitation works on Emery Street, Carole Park, were successfully completed in May. The scope of work included kerbing, driveway upgrades, and resurfacing, all finalised within the month. Only minor reinstatement tasks remain outstanding with the project incurring an expenditure of \$640,000 in May.

Contractors have now been appointed for both the Rubber and Organic Softfall Replacement Programs, with works progressing strongly across both initiatives. In May, both programs exceeded delivery expectations, completing more work than initially planned. The Organic Softfall Project recorded actual expenditure of \$398,000 against a budget of \$285,000, while the Rubber Softfall Project incurred \$382,000, also against a \$285,000 budget.

Pavement rehabilitation works on Jasmine Street, Bellbird Park, are progressing well, with the asphalt wearing course completed in May. Despite earlier delays caused by wet weather, significant progress was made throughout the month. The project recorded expenditure of \$301,000 against an approved budget of \$100,000, primarily due to the timing of works. Works are anticipated to be finalised in June.

The Gravel Re-Sheeting Program recorded no expenditure this month against the allocated budget of \$175,000. This is due to ongoing repair works continuing to be charged to the Flood Recovery Allocation following Ex-Tropical Cyclone Alfred.

Expenditure on the Riverview Depot Pre-wash Bay upgrade was lower than expected this month, totalling only \$14,061 against a monthly budget of \$125,000. The reduced spending was due to delays caused by additional investigation activities, which impacted the timely procurement of a suitable contractor.

Although footpath rehabilitation works at 255–273 Brisbane Street were completed last month, an additional expenditure of \$236,000 was recorded in the current reporting period. This was due to the late submission of a Telstra variation, resulting in the late allocation of associated costs to the project.

With a run of favourable weather, the grant-funded works for East Ipswich Drainage Stage 1 made strong progress this month. The majority of the stormwater drainage works between Blackall Street and the Bremer River are now compete. With the project remaining on track for completion by October, weather permitting. Due to the current phasing of works, the project recorded an expenditure of \$416,295 against an approved budget of \$285,000 for the month of May.

Local Amenity had an actual expenditure of \$242,167 for the month.

The kerb and channel works associated with Eastwood Street, North Ipswich, are now considered complete. With resurfacing having been completed earlier in the month, the project incurred a spend of \$231,000 for the month.

Transport and Traffic had an actual expenditure of \$3.15 million for the month of May.

In May, Stage 2 of the Springfield Greenbank Arterial Upgrade advanced well, with major earthworks completed for the Reinforced Earth Retaining Wall and the new compound stockpile area open and operating efficiently. Monthly expenditure for Stage 2 reached \$1.81 million, exceeding the planned budget of \$1.33 million due to the extent of current construction activities.

Stage 3 recorded an expenditure of \$368,317 against a nil budget for the month, reflecting the current closing stages of works. BMD are currently in the process of submitting detailed quality assurance documentation to meet TMR requirements for full funding approval.

Design activities for the Strategic Road upgrade at Ripley Road continued this month, with the project now divided into stages for delivery. The combined expenditure across all three stages was \$533,693, exceeding the monthly budget of \$280,000 due to the timing of invoice receipts for required design and investigation activities.

Parks Sports and Environment overall achieved an actual spend of \$85,400.

Flood Mitigation and Drainage overall, achieved an actual spend of \$40,278 for the month of May.

Design activities for the Marburg Detention Basin Upgrade have continued this month, with the current proposal currently with the Dam Safety Regulator for the necessary legal compliance peer review. Due to the extended time requirement set by this process the project incurred no expenditure for the month against the approved monthly budget of \$380,000.

Fleet experienced a \$2.19 mil spend for the month.

The Major Plant Acquisitions Program recorded expenditure of \$183,350 in May, against an approved budget of \$245,500. This variance is primarily due to the early delivery of two Pegasus mowers. Further delays however, were experienced with the arrival of a woodchipper, hoists, and additional trailers which are now expected in June.

The Vehicle Replacement Program recorded an actual expenditure of \$721,325 in May, against a nil budget for the month. This was due to the implementation of a new QFleet arrangement, which has enabled more controlled and timely vehicle supply. As part of this arrangement, Council received two new electric vehicles and twelve GWM utilities during the month.

The Waste Truck Replacement Program had an expenditure of \$550,865 against a nil budget. This variance is primarily due to the timing of the delivery of a Volvo Compactor received this month with a second due in June.

Mowing Trucks Growth program received the second of the three outstanding Isuzu trucks being delivered within the month. The remaining two vehicles are still anticipated to be delivered by the end of June. Due to this delay delivery timing, the project incurred a spend of \$225,454 against a nil budget.

The Major Plant Growth Program had an expenditure of \$408,300 against a nil budget for the month, as a result of the delayed delivery of the JCB Backhoe, originally expected in March.

Summary

The Asset and Infrastructure Services Department continued its strong performance in May, building on the previous month's momentum. Supported by favourable weather and steady project progress, monthly expenditure reached \$10.58 million, surpassing the approved \$9.32 million budget.

Key drivers included significant progress on the Springfield Parkway Stage 2 and Area 4 Pavement Resurfacing projects, along with strong performance across several other initiatives, all contributing to this period's positive results. As the financial year draws nearer to a close, the Department remains committed to the diligent oversight of remaining deliverables scheduled for completion within the final month. While some key projects and activities will be carried over due to known constraints, proactive management continues to minimise impacts on overall outcomes and ensure continuity into the next financial year.

The department is well-positioned heading into the final month, with forecasted total expenditure of \$96.93 million closely aligned with the approved annual budget of \$100.23 million. Current performance indicators reflect a positive trend, reinforcing confidence in achieving goals closely aligned to the year-end financial targets. This outcome highlights the department's strong financial governance and consistent effectiveness in project delivery throughout the year.

Major Projects

Springfield Parkway & Springfield-Greenbank Arterial Road Upgrade

Some better weather helped progress on the Project, with Stage 3 On Maintenance Works completed, TMR Electrical Inspection completed successfully and BMD submitting a number of QA and other packages. The last of the Stage 3 compound waste and construction materials have been removed and the area is looking very tidy, with only the spoil to removed once testing is complete. For Stage 2 the main focus has been on progressing the RE Wall, with some major Milestones achieved despite challenging ground conditions.

Stage Summaries

Stage 1: The Bus Stop upgrades lighting is being recommissioned and with modification to the concrete barrier along The Escarpment for UU sewer manhole access being completed as part of Stage 2, the Off Maintenance Inspection for Stage 1 can be completed.

Stage 2: Significant Earthworks were completed for the RE Wall and the new compound stockpile area is working well. Preparation of the wall foundation and concrete footing was quite challenging due to a large variance in material and while this delayed the wall builder, good collaboration between the Wall Designer, the Geotechnical Engineer, BMD and ICC mitigated this impact. As a result, a major Milestone was achieved with a large section of footing and placement of the first RSS backfill being achieved. All of the wall panels are on site with installation about to start.

There has been a delay with UU issuing scrutiny letters to start the Water Main Works, so stormwater may be occurring first. This will require night works/road crossing near Bridgewater Rd roundabout and aiming to complete sewer crossing at the same time if we have UU approvals. For other services relocations, Energex has almost completed relocation of a large pit near Topaz Rd and all preparation works are complete to start the Energex Conduits and Telstra works relocation works. APA's design review, planning and procurement for the gas relocation is moving forward and we have made the initial payments allocated in the budget.

Stage 3: Stage 3 On Maintenance Works are completed and the TMR Electrical Inspection was completed successfully. BMD submitting a number of QA and other packages, but this is quite comprehensive and specific and will need to meet TMR requirements for full payment of the TMR/RQ Funding. The early Landscaping handover to ICC Streetscapes is planned for the upcoming weeks.

BMD completed the clearing out the left-over materials and waste in the Eden Station Road Stage 1 and 3 compound. Stantec are providing a Fee Proposal for the removal of spoil and topsoil to meet the site Environmental requirements and once this is closed out, the area can be fully reinstated and handed over to the Lions.

Other: Stakeholder engagement has remained proactive throughout the month, supported by regular notifications, newsletters, and stakeholder meetings. Feedback continues to be positive. Additional concreting was completed in the Stage 2 compound to ensure all-weather access to site amenities, and enhanced environmental controls were implemented to reduce silt runoff during ongoing earthworks.

Joint weekly Environmental and Safety Inspections have reported no significant issues, reflecting strong performance in both areas. The planned access upgrade has been deferred until completion of the RSS backfill, as transporting over 15,000 tonnes along the track could compromise newly completed works.

The third TMR/QR funding instalment of \$4,085,869.92 is scheduled for receipt in June, with a 2.5% deduction pending finalisation of outstanding documentation by BMD. Site teams are performing well, with a smooth transition from Stage 3 to Stage 2. The project remains on schedule and is tracking toward the revised 2024/25 budget target, supported by cost savings and budget adjustments.

Local Amenity - Provisional Projects

For the month of May, two new projects have been identified within the Provisional Projects budget allocation: Installation of a mature shade tree at Evan Marginson Park, Goodna and beautification & safety improvements at Langley Park, Camira.

PROVISIONAL PROJECTS			Allocation 24-25FY - \$530,000
Project Name	Budget Requested	Actual Cost	Project Status
Redbank Plain Recreational Reserve - Extension of Storage Facility	\$11,700	\$1,753	The project is considered complete.
Jim Finimore Park - Installation of Bollards, slip rail and additional lighting	\$48,000	ongoing	Installation of bollards was completed late April 2025. The electrical infrastructure is on schedule to be installed late May 2025 with the electrical connection expected to carry over into the 25/26 financial year due to Energex's availability.
School St (Rosewood State School) - Footpath Installation	\$25,000	\$28,601	The project is considered complete.
Summit Drive, Springfield Lakes- Solar Powered Speed Awareness Sign	\$20,000	\$22,741	The project is considered complete
Cribb Park, North Ipswich Leash Free Dog Area	\$35,000	\$21,720	The project is considered complete
East Ipswich Honour Playground – Dog bowl and spring-loaded tap	\$1,000	ongoing	Installation is scheduled to be undertaken prior to June 30.
Fail Park, North Booval – Dog bowl and spring-loaded tap	\$1,000	ongoing	Installation is scheduled to be undertaken prior to June 30.
Collingwood Drive, Collingwood Park - Electronic solar powered speed awareness sign	\$15,000	ongoing	Procurement for the sign has been completed with a contractor engaged to complete delivery. Installation and project invoicing will be completed prior to 30 Jun 2025.
Ferrett Street, Sadliers Crossing – Pedestrian Improvements	\$26,000	ongoing	Design and Survey related activities currently underway.
Evan Marginson Park – Shade Tree	\$10,000	ongoing	Scheduling of works currently underway
Langley Park - Beautification and safety upgrades.	\$45,000	ongoing	Scheduling of works currently underway
Remaining Budget 24-25FY	\$309,185		

Note:- Additional projects may have been endorsed during the month of May and are not currently reflected in this month's update. These projects will be reviewed and incorporated into the update for next month if applicable.

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

The Queensland Government's Passenger Transport Accessible Infrastructure Program (PTAIP) assists councils in upgrading bus stops and other transport infrastructure. This financial year, five stops have been designed for construction with PTAIP funding. Design activities for all locations are now complete with the location at Lawrie Drive now being cancelled due to higher-than-expected construction costs related to water main works, making it not cost-effective.

The Bus stop upgrades at Suttons Park, Blackstone Road, Brisbane Street and Booval Station were finalised earlier in the calendar year and open to the public. All associated upgrades within this program for this financial year are now considered complete.

Master Schedule status of Practical Completion milestone for May

(Exclusive of emergent projects)

Milestone May Actuals		Actuals Year to date	Target for 24/25	
Practical Completion	12	38	50	

As at end of May, shows 38 projects have reached practical completion from a total of 50 projects that are scheduled for delivery this FY.

Current status of Construction projects for 2024-2025 FY

Current Status of Projects	Count of Projects May
Concept Design	0
Detail Design	0
Handed Over for Execution	2
Construction in Progress	10
Practically Complete	38

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

Grant Projects Scheduled for delivery this FY (includes Multi-year Funding)

NOTE: Below table includes reporting on capital construction projects only – it does not include Design Only or Operational projects.

Project Name	Grant Amount	Project Estimate / (Completed cost)	Required Project Completion Date / Agreement End Date	Project Status
Ipswich Bus Service Growth Infrastructure Improvements Program				
Ipswich Bus Service Growth Infrastructure Improvements - Package A	\$32,500.00	\$32,500.00	31/05/2027	Completed
Ipswich Bus Service Growth Infrastructure Improvements - Package B	\$228,000.00	\$228,000.00	30/06/2025	In progress
Ipswich Bus Service Growth Infrastructure Improvements - Package C	\$252,600.00	\$252,600.00	31/07/2025	In Progress
Ipswich Bus Service Growth Infrastructure Improvements - Package D	\$142,000.00	\$142,000.00	In Progress	In Progress
Package G - Redbank Plains Rd at Redbank Plains Town Square Bus Expansion BU 25	\$25,000.00	\$25,000.00	30/06/2025	In progress
Package G - Redbank Plains Rd near West St Bus Expansion BU 25	\$25,000.00	\$25,000.00	30/06/2025	Completed
Springfield Greenbank Arterial Rd Funding Deed				
Springfield Greenbank Arterial Bus Stop	\$65,000.00	\$65,000.00	30/06/2025	In progress
(Cycle Network Local Government Grants Program (CNLGGP)	State Funded			
Deebing Creek Stage 2 (Construction)				Re-submitted for consideration Mar 25
Civic Centre Carpark EOT (Tulmur Place EOT Facility)	\$194,000.00	\$388,000.00	30/09/2024	Completed
Ipswich Lighter Quicker Cheaper Pilot	\$165,000.00	\$165,000.00	30/06/2025	Completed
TIDS (Transport Infrastructure Development Scheme)	State Funded			
Springfield Greenbank Arterial (Stage 3)	\$781,247.00	\$11,600,000.00	30/06/2025	In progress
Passenger Transport Infrastructure Grants 2023-24 (PTAIP)	State Funded			
Various	\$476,750.00	\$476,750.00	30/06/2025	Completed
Local Roads & Community Infrastructure Program (LRCIP)	Federal Funded			
Adelong Avenue, Culvert Rehabilitation	\$671,381.00	\$950,000.00	30/06/2024	Completed
Tallegalla Road, Culvert Rehabilitation	\$671,381.00	\$935,000.00	30/06/2026	In Progress
R2R (Roads to Recovery)	Federal Funded			
Springfield Parkway	\$2,327,860.00	\$10,000,000.00	30/06/2025	Completed
Jasmine Street, Bellbird Park	\$1,777,273.00	\$1,777,273.00	TBC	In Progress
Blackall Street, East Ipswich	\$1,248,955.00	\$3,508,385.00	TBC	In Progress
Southeast Queensland Community Stimulus Package (SEQCSP)	State Funded			
Cameron Park Playground and Amenities Upgrade	\$2,000,000.00	\$3,282,349.00	30/01/2025	Completed
Richardson Park Playground and Amenities Upgrade	\$1,500,000.00	\$2,232,000.00	30/06/2024	Completed
Eastwood Street Kerb and Channel	\$657,000.00	\$657,000.00	30/06/2027	In progress
Emery Street Kerb and Channel Rehabilitation	\$1,845,000.00	\$1,845,000.00	30/06/2027	In progress

Redbank Plains Recreation Reserve Carpark Extension	\$550,000.00	\$550,000.00	30/06/2027	In progress
Ripley Road and Rief Street Intersection Upgrade	\$3,203,000.00	\$3,203,000.00	30/06/2027	In progress
Shanahan Parade Footbridge Replacement	\$415,000.00	\$415,000.00	30/06/2027	In progress
Limestone Park Netball Facilities Court Resurfacing	\$1,888,737.50	\$4,603,988.00	30/06/2027	In progress
Bridges Renewal Program 2022-2024	Federal Funded			
Hiddenvale Road, Calvert	\$3,901,761.00	\$4,877,201.00	31/01/2025	Completed
Purga School Road, Purga	\$5,000,000.00	\$8,185,876.00	24mths from Signing	In Progress
Australian Cricket Infrastructure Fund	Other			
Ivor Marsden Sports field Lighting Upgrade	\$100,000.00	\$907,500.00	N/A	Acquittal Stage
Blackspot Program 2023-2024	Federal Funded			
Old Logan Road and Formation Street, Carole Park	\$65,500.00	\$65,500.00	30/06/2024	Completed
Robertson Road and Whitehill Road, Eastern Heights	\$694,000.00	\$694,000.00	30/06/2025	In progress
Gordon Street and South Street, Ipswich	\$92,000.00	\$92,000.00	30/06/2024	Completed
Flexible Funding Grants	State Funded			
Karalee Alternate Access Track	\$50,000.00	\$55,000.00	30/12/2024	Completed
Priority Infrastructure Projects	State Funded			
Ash Barty Park Upgrade	\$525,000.00	\$525,000.00	28/02/2025	Acquittal Stage
School Transport Infrastructure Program	State Funded			
WMAC Signals Wulkuraka	\$198,000.00	\$396,000.00	30/03/2025	In progress
Ipswich North State School	\$141,000.00	\$282,000.00	30/04/2026	In Progress
Amberley District State School	\$102,000.00	\$204,000.00	30/04/2026	In Progress
Riverview State School	\$134,500.00	\$269,000.00	30/04/2027	Not yet started
Haigslea State School	\$98,500.00	\$197,000.00	30/04/2026	In Progress
Walloon State School	\$140,000.00	\$280,000.00	30/04/2026	Not yet started
Westside Christian College	\$301,000.00	\$602,000.00	30/06/2027	In Progress
Redbank Plains State School	\$93,500.00	\$187,000.00	1/07/2027	Not yet started
SEQ Liveability Fund	State Funded			
Tivoli Sports Facilities Development	\$5,576,128	\$7,437,504	30/07/2027	In Progress
Redbank Plains Recreation Sports Facilities Development	\$8,963,872	\$11,273,712	30/07/2027	In Progress
2024 - 28 Local Government Grants and Subsidies Program (2024-28 LGGSP)				
Condition Assessment for Stormwater Network Assets	\$720,000	\$1,200,000	30/06/2028	In Progress
MP Commitment	State Funded			
Vyleen White Memorial - Kholo Gardens	\$20,000	\$20,000	30/06/2025	In Progress

Changes since last month

Completed

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

Nil

RISK MANAGEMENT IMPLICATIONS

The Asset and Infrastructure Services Department has a departmental risk register that includes the delivery of the capital program. The leadership team of the department continues to monitor our risk in relation to this and takes mitigation action where necessary.

FINANCIAL/RESOURCE IMPLICATIONS

No financial / resource implications.

COMMUNITY AND OTHER CONSULTATION

No community consultation was required in relation to this report.

The Stakeholder Management Section of the Asset and Infrastructure Services Department engages extensively with the community impacted by our works to ensure that they are informed in advance of works, communicated with during works and ensure that any issues that arise are managed effectively.

CONCLUSION

The Asset and Infrastructure Services Department is committed to delivering high quality infrastructure for the community.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS

RECEIVE AND NOTE REPORT

The Recommendation states that the report be received, and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- 1. Appendix A Asset Rehabilitation Report 🗓 🖺
- 2. | AIS Capital Portfolio Update Report May 2025 Powerpoint 🗓 🖼

Tom Reynolds

PRINCIPAL OFFICER (PROGRAM MANAGEMENT)

I concur with the recommendations contained in this report.

Benjamin Bruce

DESIGN AND COORDINATION MANAGER

I concur with the recommendations contained in this report.

Graeme Martin

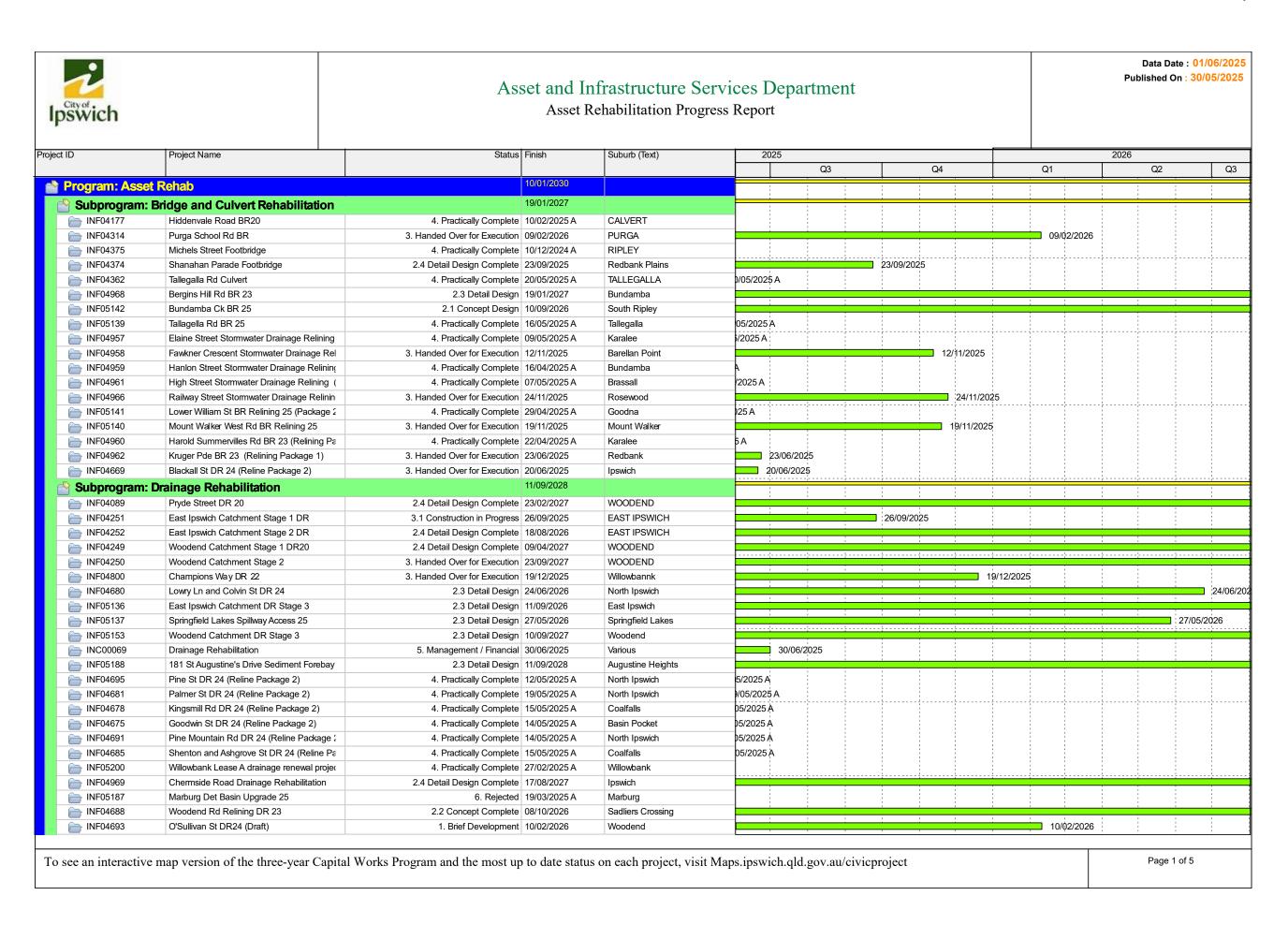
MANAGER, CAPITAL PROGRAM DELIVERY

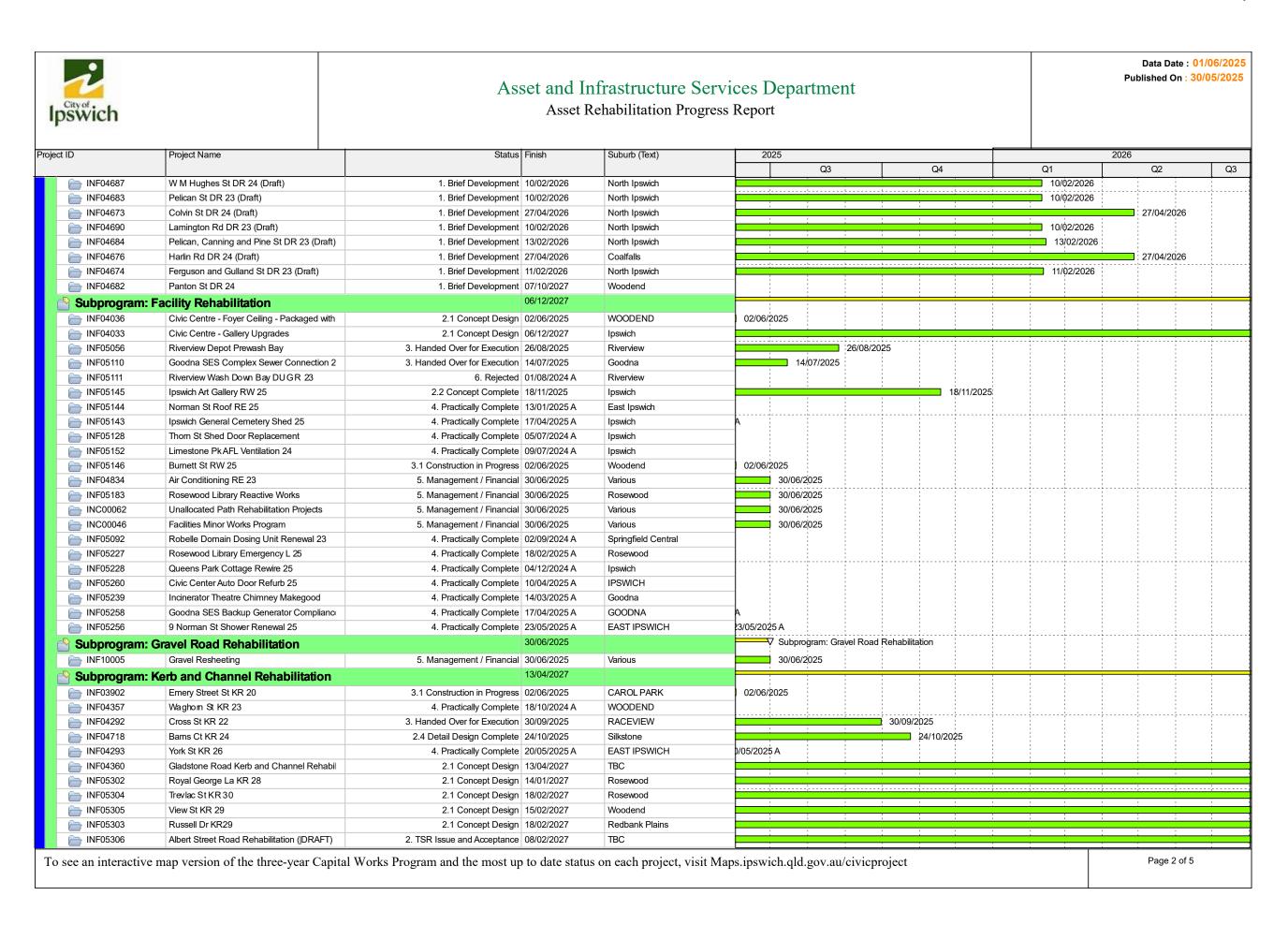
I concur with the recommendations contained in this report.

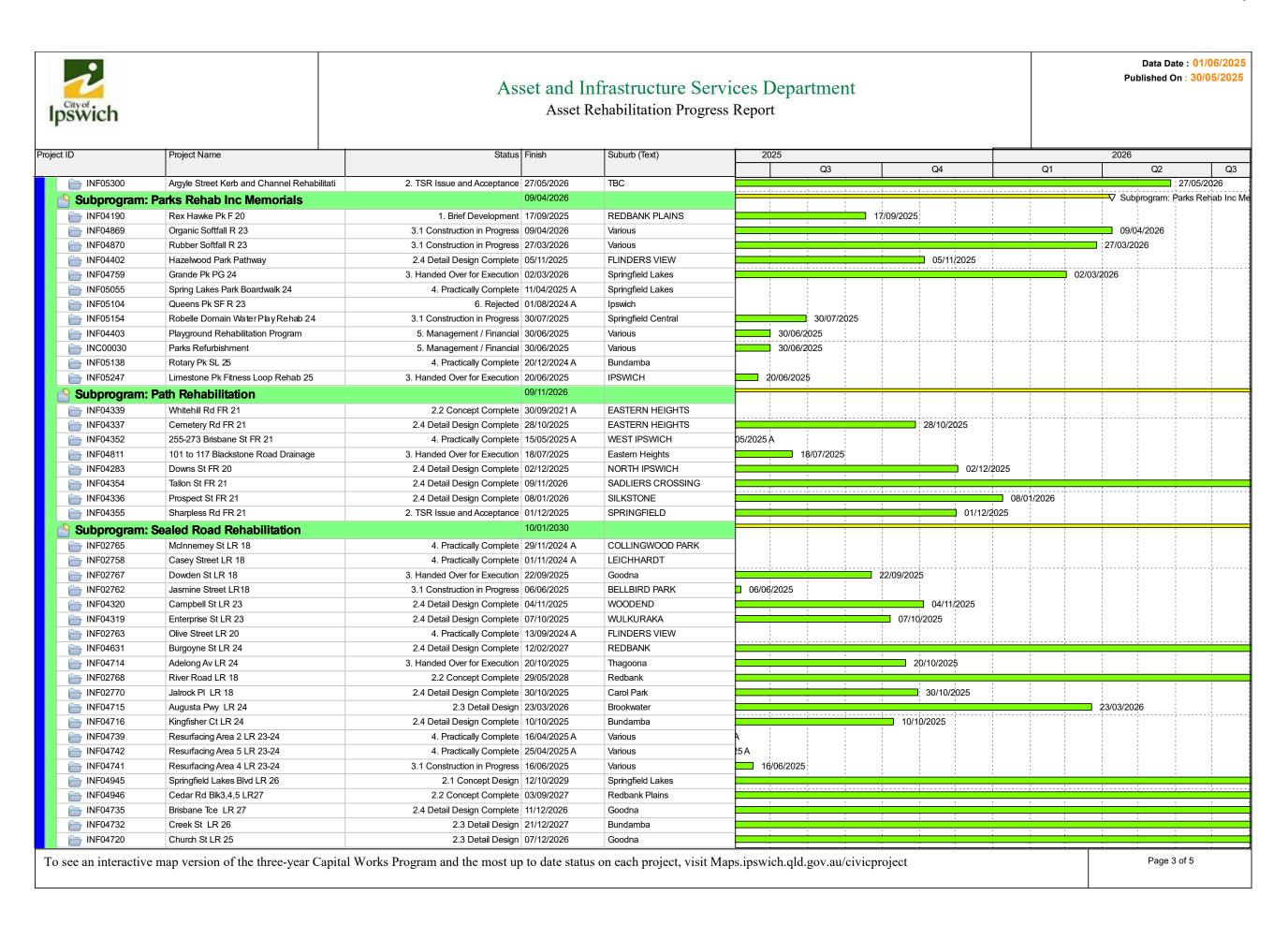
Seren McKenzie

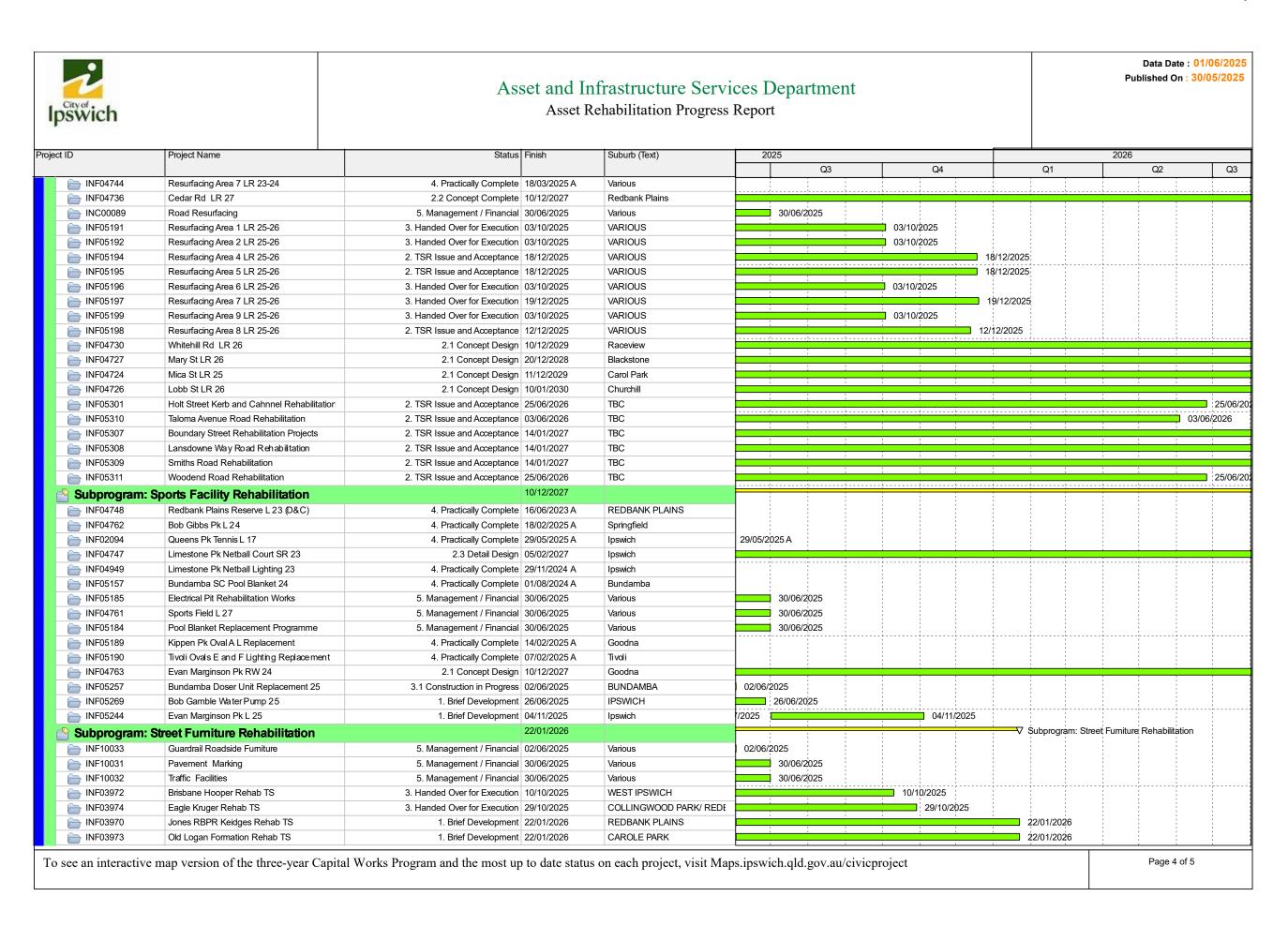
GENERAL MANAGER (ASSET AND INFRASTRUCTURE SERVICES)

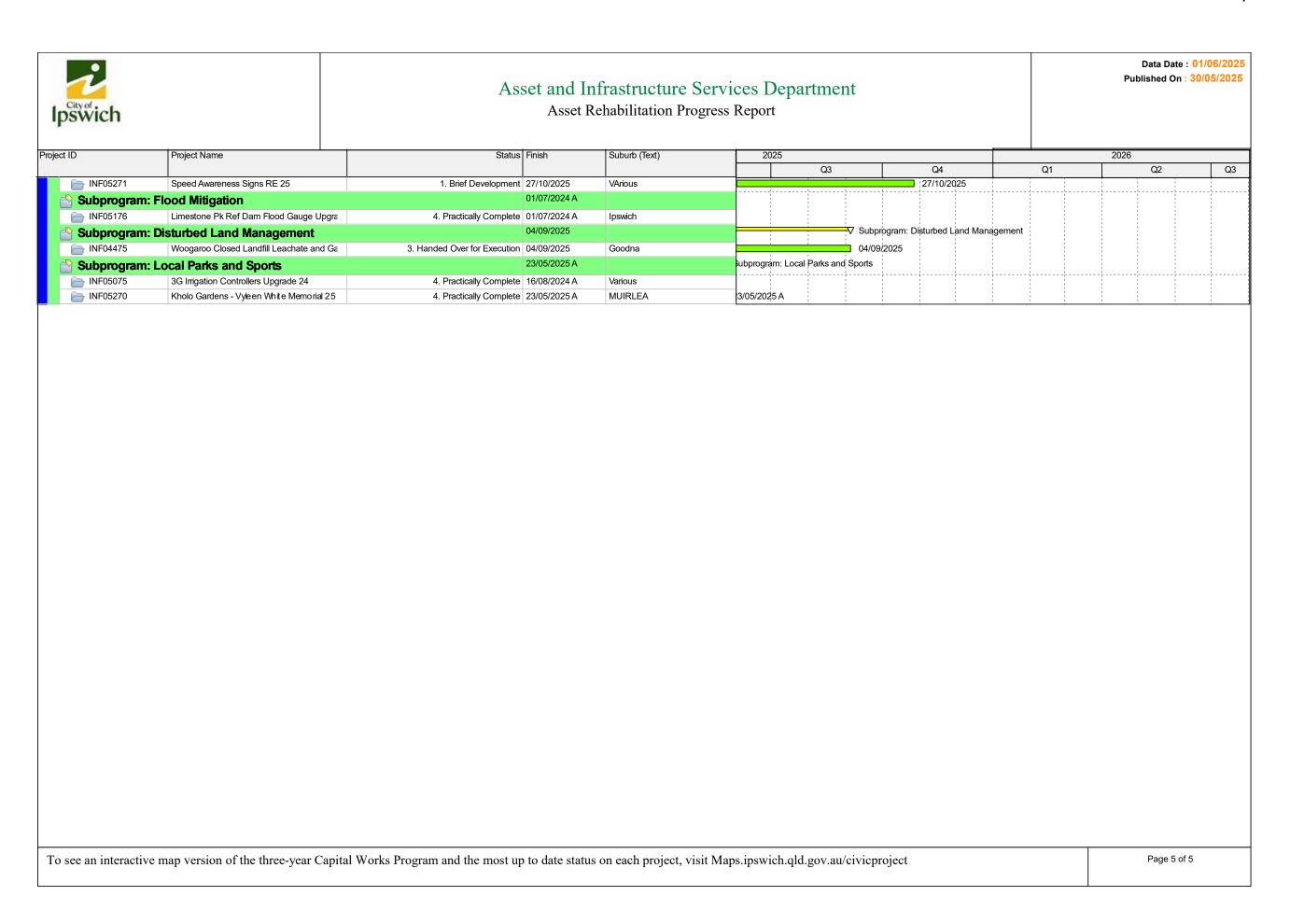
"Together, we proudly enhance the quality of life for our community"

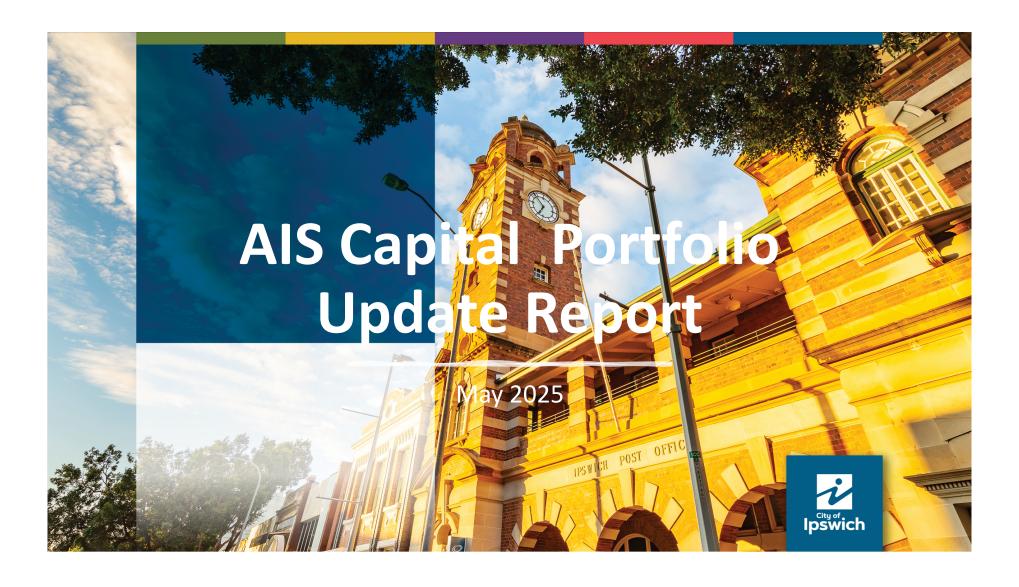














AIS Capital Portfolio Update Report

Springfield Parkway & Springfield Greenbank Arterial, (Stages 1, 2, 3)

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

Springfield Parkways - Roads to Recovery Funding \$2.33 mil

Total combined approved budget - \$27.1mil 24-25FY

Total forecast for May was \$2.18mil versus actuals of \$1.33 mil

Stage Summaries:

Stage 1 - The Bus Stop upgrades lighting is being recommissioned and with modification to the concrete barrier along The Escarpment for UU sewer manhole access being completed as part of Stage 2, the Off Maintenance Inspection for Stage 1 can be completed.

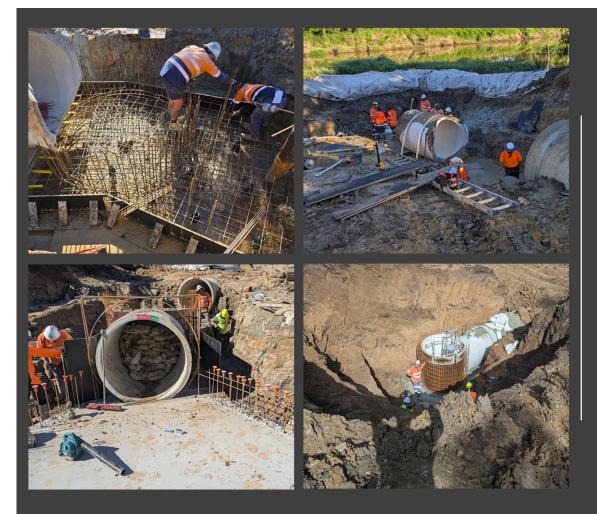
Stage 2 - Significant progress has been made on the Reinforced Earth (RE) Wall, with major earthworks completed and the new compound stockpile area functioning effectively.

There has been a delay in receiving scrutiny letters from UU, which has impacted the commencement of Water Main Works. As a result, stormwater works may proceed first, including night works and road crossings near the Bridgewater Road roundabout. Energex has nearly completed the relocation of a large pit near Topaz Road, and all preparatory works for Energex conduits and Telstra relocations are complete. APA's design review, planning, and procurement for gas relocation are progressing, with initial budgeted payments already made.

Stage 3 - Has progressed well, with On Maintenance works completed and the TMR Electrical Inspection successfully finalised. BMD is currently submitting comprehensive QA and documentation packages to meet TMR/RQ funding requirements. An early landscaping handover to Ipswich City Council's Streetscapes team is scheduled in the coming weeks.

The Eden Station Road compounds for Stages 1 and 3 have been cleared of all remaining waste and construction materials. Stantec is preparing a fee proposal for the removal of spoil and topsoil to meet environmental compliance. Once this is resolved, the area will be reinstated and handed over to the Lions.

Overall, the site teams are performing well, with a smooth transition from Stage 3 to Stage 2. The project remains on schedule and is tracking to meet the revised 2024/25 budget target, with cost savings and adjustments already incorporated.



AIS Capital Portfolio Update Report

East Ipswich Drainage Works – Stage 1

Grant funded Roads to Recovery 24-25FY

Total forecast for May of \$2lt65k versus actuals of \$416k

Background:

The stormwater network in East Ipswich is dysfunctional, mainly due to old, repurposed sewer pipes. Investigations activities have identified that much of the system needed rehabilitation, with some parts either completely inaccessible or have been previously built over by permanent structures.

A staged construction strategy has been recommended to minimize disruptions. Stage 1 is currently considered the priority and is currently in the execution phase for delivery this financial year.

Overview:

The installation of the 1500mm diameter stormwater pipe between Blackall Street and the Bremer River is nearing completion, with final inspections and minor finishing works currently underway.

Construction of the headwall, rock beaching, and landscaping adjacent to the river is progressing well and is expected to be completed by the end of June 2025. Works along Blackall Street are scheduled to commence on 30 June 2025, in line with the issued Stakeholder notifications. The overall project remains on track, with completion anticipated in October 2025.









AIS Capital Portfolio Update Report

Silver Jubilee Sports Field Clubhouse - Spring Mountain

Federal Funding - Local Roads and Community Infrastructure

Total forecast for May of \$130k versus actuals of \$12k

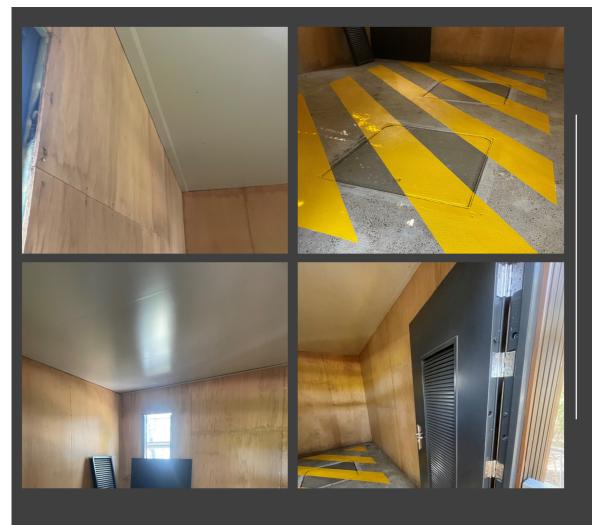
Background:

The works include the construction of a new Clubhouse and supporting ancillary infrastructure to sports fields located at Silver Jubilee Park, Spring Mountain

Overview:

Since the previous update, significant progress has been made on-site throughout the month. Works completed this month include the completion of the remaining pathway, ground shaping and landscaping, final fit-offs for painting, electrical, and plumbing. The air conditioning deck flooring and screens have also been finalised.

The project marked a significant milestone at the end of the month with Practical Completion having been reached for the new facility and now available for community use.



AIS Capital Portfolio Update Report

Robelle Domain - Additional level to Plant Room to water play

Total forecast for May of \$52k versus actuals of \$40k

Background:

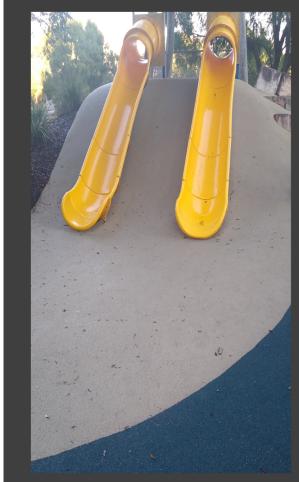
The Robelle Domain Splash n Play area, and the surrounding parklands were delivered as a developer-contributed asset, which included the installation of a plant room in its current location to support the filtration and pool equipment for the water play facilities.

However, ongoing urban development upstream has made the area increasingly prone to flash flooding. As a result, the creek and adjacent parklands now experience frequent flood events, with the plant room inundated twice in the past 19 months. To mitigate further flood impacts, relocating the facility was identified as the most effective solution.

Overview:

During May, significant progress was made on the upper level of the plant room, with the necessary wall and roof installations being completed. Internal wall cladding has commenced with stormwater drainage system to be completed.

Stowe has commenced onsite activities to complete the electrical fit-out, while maintenance staff have engaged a pool contractor to relocate the required pool dosing equipment. Minor works related to the relocation of the electrical switchboard have been identified and are expected to carry over into the next financial year before completion.







AIS Capital Portfolio Update Report

Rubber Softfall Replacement Program

Total forecast for May of \$260k versus actuals of \$ 382k

Background:

As part of the annual maintenance schedule, synthetic softfall surfaces are being replaced based on observed end-of-life conditions and the age of the asset. This proactive approach also includes reducing the extent of synthetic softfall at selected sites where appropriate, helping to prevent overuse.

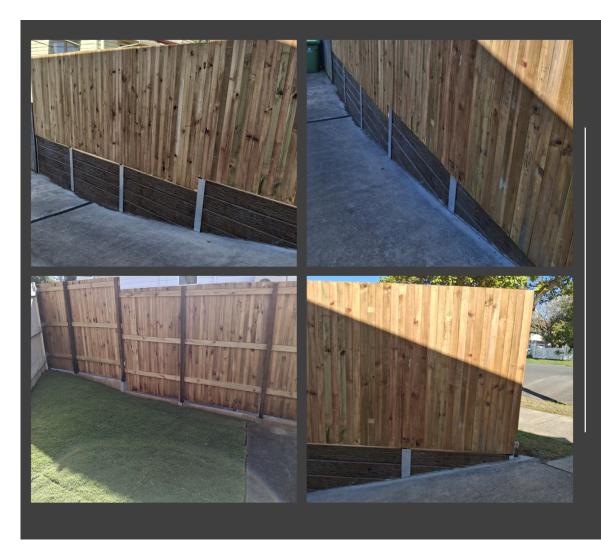
Overview:

The soft-fall renewal program is currently underway, with works involving the removal, minor subsurface repairs (as needed), and replacement of synthetic rubber soft-fall and artificial turf. These upgrades ensure ongoing safety and durability in recreational areas, in line with Australian Standard AS 4685:2021.

Works at Henry Lawson Park have been successfully completed, with similar upgrades now progressing at other park locations. In addition, the following parks were completed in May as part of the program:

Haley Webber Park, Scenic Park, Wallaby Ware Park, Pitman Park, Jennings Park, Lowry Park, Lucy Hallett Park, Harriets Park, Moreton Family Park, Nobelle Park, Olive Springs, Regatta Walk, Rourkes Park, Suncrest Park, Gumleaf Park, Earl Street Dinmore, Walter Zimmerman Park, and Faye Carr Park.

These improvements are being delivered in stages to minimise disruption to public access and ensure each site receives the necessary attention to detail. Community feedback has been positive, highlighting the improved comfort, appearance, and safety of the renewed play areas. The program remains on track, with completion expected across all targeted sites by the end of the financial year.



AIS Capital Portfolio Update Report

Burnett Street Retaining Wall

Total forecast for May of \$22k versus actuals of \$27k

Background:

The timber retaining wall located on the boundary between the Councilowned residential property at 26 Burnett Street, Sadliers Crossing, and the neighbouring property at 27 Burnett Street has structurally failed and requires urgent replacement.

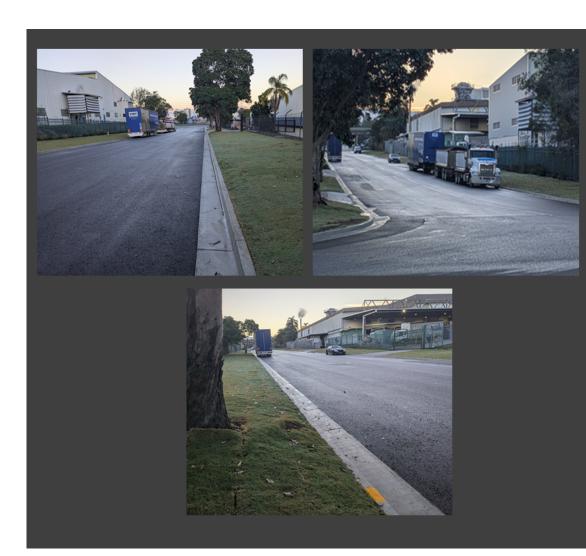
As the Council property is situated on the high side, it benefits from the support provided by the retaining wall. The failure of this structure posed a significant risk, as a complete collapse would result in the retained fill spilling onto the neighbouring property's driveway, potentially obstructing access and creating safety concerns. Due to these risks, the project was considered essential to prevent further degradation and to maintain the stability of the elevated land.

Overview:

The existing retaining wall was removed due to structural concerns. With a new retaining wall having now been constructed in its place, built to meet current engineering standards and to ensure long-term stability and safety.

In addition to the wall replacement, a new section of fencing was installed. This fencing was aligned with the existing boundary and securely fixed to provide both safety and visual consistency across the site.

Following the completion of structural works, all disturbed areas have been reinstated with new turf being laid to restore the landscape and maintain a neat, finished appearance.



AIS Capital Portfolio Update Report

Emery Street, Carol Park - Kerb and Channel Rehabilitation

South East Queensland Community Stimulus Package (SEQCSP)

Total forecast for May of \$550k versus actuals of \$640k

Background:

Emery Street, Carol Park form's part the Asset Rehabilitation Program and Kerb and Channel Rehabilitation sub-program. The project involves pavement reconstruction and Kerb and channel replacement between Cobalt Street to Antimony Street.

With the kerb and channel previously identified as being in poor condition, the overall objective is to reinstate these assets, providing a cost-effective solution that meets the community expectations.

Overview:

Works are now considered complete, with practical completion having been achieved on 26 May 2025.



AIS Capital Portfolio Update Report

Stone Quarry Cemetery Amenities Block

Total forecast for May of \$10.5k versus actuals of \$13k

Background:

Stone Quarry Cemetery, gazetted in 1875, holds significant local heritage value due to its association with early European settlement, the aesthetic quality of its historic monuments, and its strong connections to the local community and families. The cemetery is managed by Norwood Park Pty Ltd on behalf of Council under a long-term contract (Cemetery Services Deed 2011–2041).

Improvement and expansion works identified for the Cemetery, include creation of a new burial area, improvement works to internal roads, landscaping and new amenities to support future growth, while protecting the heritage of the site.

Overview:

The finalise piece of the delivery requirements for the financial year have now been completed. With the construction of the amenities building and storage shed having now been finalised, representing a key achievement in the project's progress.

Landscaping works have also been completed, contributing to the site's overall presentation and usability. The rainwater tanks and all associated plumbing have been installed in line with the project requirements. A handover inspection was conducted with all relevant stakeholders to confirm that the works meet the necessary standards and expectations.









AIS Capital Portfolio Update Report

Tallegalla Cemetery Expansion, Tallegalla

Total forecast for May of \$350k versus actuals of \$339k

Background:

Council have undertaken a series of enhancements and expansion works at Tallegalla Cemetery to support future community needs while preserving the site's historical significance. The project includes upgrades to internal roadways, improved landscaping, and the addition of new amenities. These improvements aim to enhance accessibility, functionality, and the overall visitor experience, ensuring the cemetery remains a respectful and well-maintained heritage site for generations to come.

Overview:

The project has made good progress this month. With surfacing works in the lower area being completed. Construction of the amenities block has begun, and landscaping is advancing with the necessary root barrier installed. The bottom shelter slab has been poured, along with sandstone seating being added, and the concrete block stockpile area finalized, improving site functionality and organization.

Doc ID No: A11656431

ITEM: 8

SUBJECT: PROPOSED DISTRICT SPORT PARK NAMING - GOOLPAHJO HARRY THOMPSON

SENIOR PARK

AUTHOR: DEVELOPMENT PLANNING SERVICES MANAGER

DATE: 3 JUNE 2025

EXECUTIVE SUMMARY

This is a report concerning the naming of a District Sports Park in the Providence Estate, South Ripley. The park is under construction and once completed it is to be dedicated to Council. The park has been informally referred to as the 'Centenary Sportsfields', it is proposed to formally name the park 'Goolpahjo Harry Thompson Senior Park'.

RECOMMENDATION/S

That the District Sport Park in Providence Estate (7000 Harmony Crescent, South Ripley) be named 'Goolpahjo Harry Thompson Senior Park'.

RELATED PARTIES

AW Bido 6 Pty Limited – Applicant RPS AAP Consulting – Applicant's representative

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

Naming application 40/2015/NAME/AC requests Council to name the District Sports Park currently under construction in the Providence Estate as 'Goolpahjo Harry Thompson Senior Park'. The application has been made in accordance with the Naming Procedure and has been accompanied by the appropriate forms and supporting documentation. The Naming Procedure requires that applications for naming District facilities are to be decided by Council.

The park is located at 7000 Harmony Crescent, South Ripley as shown in Figure 1 – Park Location.

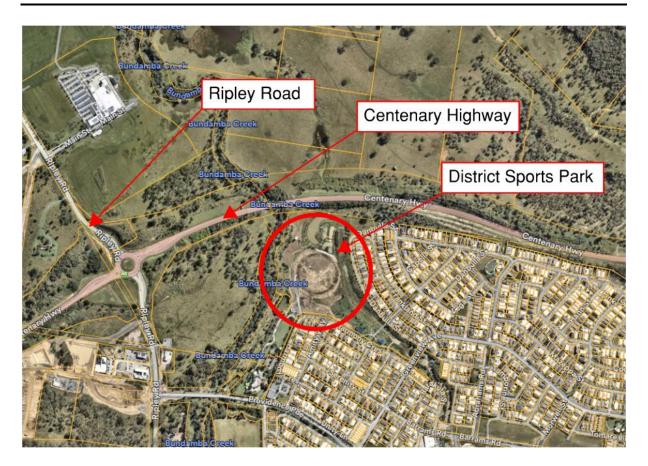


Figure 1 - Park Location

The extent of the area proposed to be named is contained in Attachment 1 – Identification Plan.

The name, 'Goolpahjo Harry Thompson Senior Park' was chosen by the applicant following consultation with the Yuggera Ugarapul People (YUP) members at the Ripley Valley (RV) Cultural Collaborative meeting of 10 September 2024 (Attachment 3 – RV Cultural Collaborative meeting minutes). The request has been supported by a letter from the descendants of Goolpahjo Harry Thompson Senior (Attachment 4 – Letter of Support).

The name Goolpahjo Harry Thompson Senior was chosen as both a pioneer and a sporting identity. Further details are contained within Attachment 2 – Biographic Information, but are summarised as follows;

Harry Thompson Sr. has a deep and enduring connection to Deebing Creek, having arrived in the early days, likely in the 1890s. Harry Thompson whose Aboriginal name was "Goolpahjo" came to Deebing Creek from Normanby Station, Harrisville. Harry met and married his wife Amy at the Deebing Creek Mission in 1895 and they had 6 children. They remained at the Missions until 1939. YUP members highlight that Harry Thompson Senior was regarded as a great sportsman and was actively involved in the Deebing Creek Cricket Team. This is supported by a 1897 article from the Qld Times, Ipswich Herald and General Advertiser, which states: "Harry Thomson, one of the finest athletes at the station." The Deebing Creek Cricket Team holds a positive place

in history, with a 1896 article from the Telegraph (Brisbane, Qld) noting: "Deebing Creek aboriginals are reported to be experts at the game."

As the request is consistent with the Naming Procedure, it is recommended that the Council approve the naming application for 'Goolpahjo Harry Thompson Senior Park'.

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

The proposal is consistent with the Naming Procedure.

RISK MANAGEMENT IMPLICATIONS

None.

FINANCIAL/RESOURCE IMPLICATIONS

None.

COMMUNITY AND OTHER CONSULTATION

Consultation has occurred with the YUP as per Attachment 3 – RV Cultural Collaborative meeting minutes.

CONCLUSION

Naming application 40/2015/NAME/AC is consistent with the Naming Procedure and should be approved by the Council.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACT	S
OTHER DECISION	
(a) What is the	Naming of district sports park in South Ripley (7000 Harmony
Act/Decision being	Crescent, South Ripley)
made?	
(b) What human rights	Not applicable
are affected?	
(c) How are the human	Not applicable
rights limited?	
(d) Is there a good	Not applicable
reason for limiting	
the relevant rights?	
Is the limitation fair	
and reasonable?	

(e) Conclusion The decision is consistent with human rights.	
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ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1	Identification Plan 🗓 🍱
2	Biographical Information 🗓 🖫
	CONFIDENTIAL
3	RV Cultural Collaborative meeting minutes
4	Letter of Support - Goolpahjo Harry Thompson Senior Park

Anthony Bowles

DEVELOPMENT PLANNING SERVICES MANAGER

I concur with the recommendations contained in this report.

Justin Bougoure

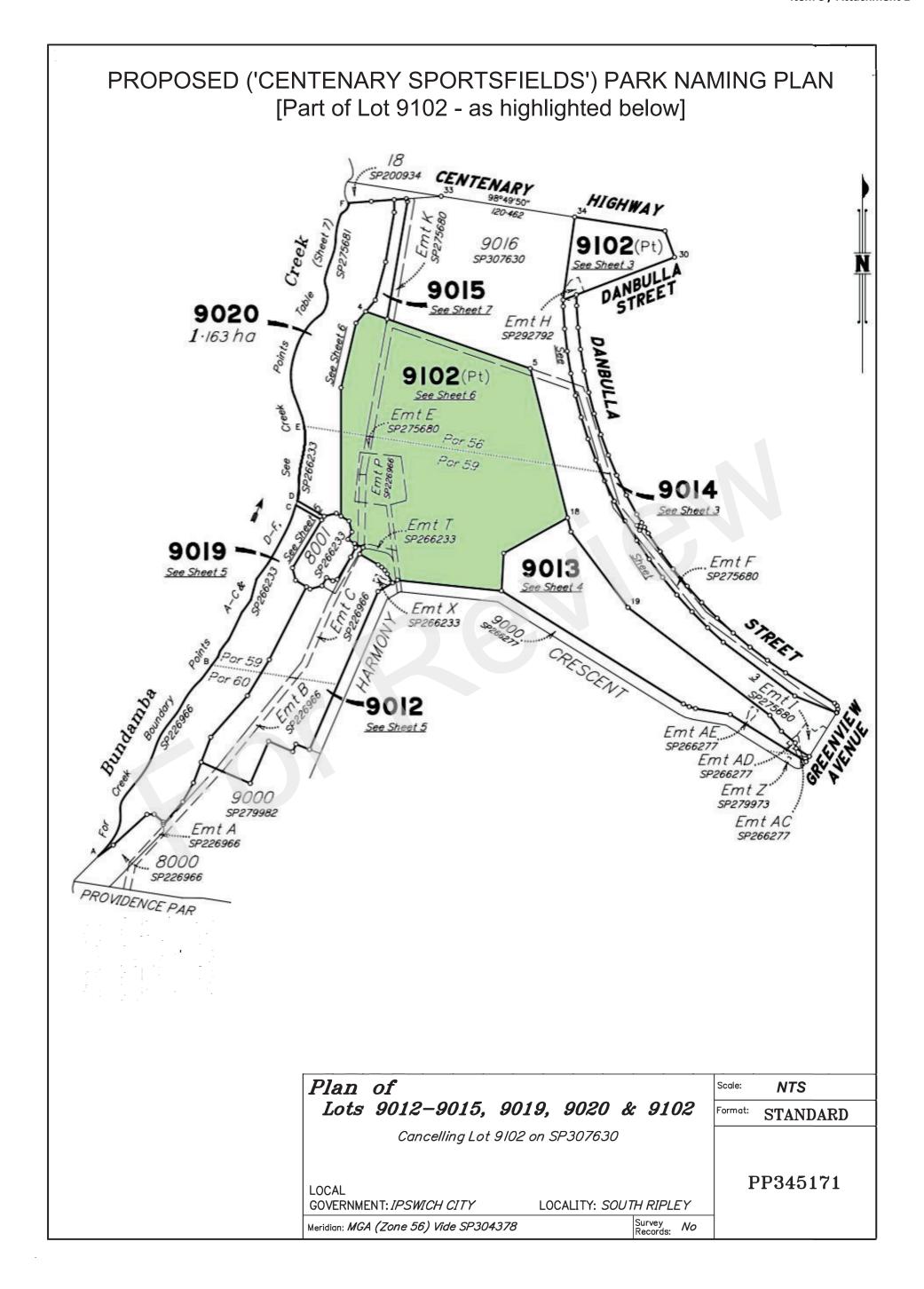
MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Brett Davey

GENERAL MANAGER (PLANNING AND REGULATORY SERVICES)

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Item 8 / Attachment 2

Biographical Information for Centenary Sportsfield Naming Application

1. Goolpahjo - Harry Thompson Senior

Harry Thompson Sr. has a deep and enduring connection to Deebing Creek, having arrived in the early days, likely in the 1890s. Harry Thompson whose Aboriginal name was "Goolparjo" came to Deebing Creek from Normanby Station, Harrisville. Harry met and married his wife Amy at the Deebing Creek Mission in 1895 and they had 6 children. They remained at the Missions until 1939. YUP members highlight that Harry Thompson Senior was regarded as a great sportsman and was actively involved in the Deebing Creek Cricket Team. This is supported by a 1897 article from the Qld Times, Ipswich Herald and General Advertiser, which states: "Harry Thomson, one of the finest athletes at the station." The Deebing Creek Cricket Team holds a positive place in history, with a 1896 article from the Telegraph (Brisbane, Qld) noting: "Deebing Creek aboriginals are reported to be experts at the game."

Sources:

APPENDIX In the course of this history much mention has been ... (yumpu.com)
Vol-51-LUQ-magazine-final-web.pdf (link-upqld.org.au)
13 May 1897 - THE DEEBING CREEK MISSION STATION. - Trove (nla.gov.au)
23 Jan 1896 - Unique Cricket Contest. - Trove (nla.gov.au)

2. Albert Henry

Albert Henry (c.1880-1909), Aboriginal cricketer, was born at Lowood, Queensland. At the age of 18 he moved from Nanango, in the Kingaroy district, to the Deebing Creek reserve, near Ipswich. Albert was a talented sprinter. He began his cricket career with the Deebing Creek Aboriginal team and by 1901 was playing for Bundamba in the Queensland Cricket Association competition. Tall, lithe and lean, he developed express pace as a right-arm fast bowler. His speed to the wicket came from his foot running, and his athleticism contributed to his brilliant fielding. There was tremendous interest in Henry's selection for country against metropolitan Brisbane. His blistering speed—which forced the wicket-keeper to stand some sixty-six feet (20 m) behind the stumps—and figures of 3 for 61 ensured his selection for the match against New South Wales in March 1902. He was probably the first Aborigine to play first-class cricket for Queensland.

Source: https://adb.anu.edu.au/biography/henry-albert-alec-12977

3. Ranold (Ron) Richards

Ranold (Ron) Richards (1910-1967), boxer, was born on 8 May 1910 at Deebing Creek Aboriginal Presbyterian mission near Ipswich, Queensland, son of Aboriginal parents Richard Richards, fencer, and his wife Florence, née Thompson. Ranold received some education at the local state school for Aboriginal children and by 14 began timber-cutting with his father; he became a superb axeman......Ron Richards began boxing at the Boonah and Ipswich shows because his father was a bare-knuckle fighter. At 20 he had a year of brilliant fighting around Gympie and in preliminary bouts in Brisbane; in 1932 he knocked out English middleweight Joey Simmons. He became State middleweight champion. Queenslanders became 'Richards mad' over his counter-punching technique, style and physique........He won three Australian titles (middleweight, light heavyweight, heavyweight) and a British Empire (middleweight) title.

Source: https://adb.anu.edu.au/biography/richards-ranold-ron-8194

Doc ID No: A11748475

ITEM: 9

SUBJECT: EXERCISE OF DELEGATION REPORT

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 1 JULY 2025

EXECUTIVE SUMMARY

This is a report concerning applications that have been determined by delegated authority for the period 6 May 2025 to 1 July 2025.

RECOMMENDATION/S

That the Exercise of Delegation report for the period 6 May 2025 to 1 July 2025 be received and the contents noted.

RELATED PARTIES

There are no related parties associated with the recommendation as the development applications have already been determined.

IFUTURE THEME

A Trusted and Leading Organisation

PURPOSE OF REPORT/BACKGROUND

The following delegations (and associated sub-delegations) contain a requirement for the noting of applications determined by delegated authority:

- Approval of Plans for Springfield
- Determination of Development Applications, Precinct Plans, Area Development Plans and Related Matters
- Exercise the Powers of Council under the Economic Development Act 2012
- Implementation of the Planning and Development Program
- Exercise the Powers of Council under the *Planning Act 2016*

LEGAL IMPLICATIONS

This report and its recommendations are consistent with the following legislative provisions: Local Government Act 2009 Planning Act 2016 Planning Regulation 2017

POLICY IMPLICATIONS

N/A

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL/RESOURCE IMPLICATIONS

There are no resourcing or budget implications associated with this report.

COMMUNITY AND OTHER CONSULTATION

The contents of this report did not require any community consultation. In the event that the development applications listed in this report triggered 'impact assessment' pursuant to the Ipswich Planning Scheme, public notification was undertaken as part of the development application process in accordance with any legislative requirements and matters raised in any submissions and were addressed in the respective development assessment reports.

CONCLUSION

The Planning and Regulatory Services Department is responsible for the assessment and determination of development applications. Attachment 1 to this report provides a list of development applications that were determined by delegated authority for the period 6 May 2025 to 1 July 2025.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS

RECEIVE AND NOTE REPORT

The Recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1. Exercise Of Delegation Report 🗓 🖺

Justin Bougoure

MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Brett Davey

GENERAL MANAGER (PLANNING AND REGULATORY SERVICES)

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PLANNING AND REGULATORY SERVICES

Development Applications Determined by Authority

Below is a list of Development Applications determined between 6 May 2025 and 1 July 2025

Total number of applications determined - 832

Delegated Authorit	y: 463 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
4359/2025/BORIST	Hashtag Custom Builds QLD1 Pty Ltd	8A Shirley Street, Redbank Plains	Build over or near a stormwater drain - Dwelling	08/05/2025	Approved	Engineering Delivery East Manager
3684/2025/BR	Building Approvals & Advice	6 Goondoola Street, Redbank Plains	Amenity and aesthetics - Shed Siting variation - Shed	21/05/2025	Approved	Building Regulatory Officer
3945/2025/BR	Building Approvals & Advice	25 Queen Street, Blackstone	Amenity and aesthetics - Shed	08/05/2025	Approved	Building Regulatory Officer
4081/2025/BR	Clear Conscience Certification Pty Ltd	24 Colane Street, Redbank Plains	Siting variation - Carport	10/06/2025	Approved	Building Regulatory Officer
4175/2025/BR	Australian Building Approvals Pty Ltd	17 O'Rourke Street, Redbank Plains	Siting Variation - Dwelling and Garage	06/05/2025	Approved	Building Regulatory Officer
4343/2025/BR	Project BA	3 Hoffman Road, Willowbank	Amenity and Aesthetics - Demolition of a Building - Dwelling and Shed/Carport	15/05/2025	Approved	Building Regulatory Officer
4340/2025/BR	Project BA	76 Brass Road, Mount Forbes	Amenity and Aesthetics - Demolition of Dwelling and Shed	15/05/2025	Approved	Building Regulatory Officer
4342/2025/BR	Project BA	188 Coopers Road, Willowbank	Amenity and Aesthetics - Demolition of Dwelling and Sheds	15/05/2025	Approved	Building Regulatory Officer
4374/2025/BR	Project BA	350-414 Mt Forbes Road, Mount Forbes	Amenity and Aesthetics - Demolition Dwelling	15/05/2025	Approved	Building Regulatory Officer
4653/2025/BR	KAM Constructions	56 Jonquil Circuit, Flinders View	Siting Variation - Carport	27/05/2025	Approved	Building Regulatory Officer
4625/2025/BR	Hiten Sheds	11 Amie Place, Raceview	Siting variation - Shed and Carport	30/05/2025	Approved	Building Regulatory Officer
4706/2025/BR	O'Brien Building Consultants Pty Ltd	41 Kanangra Street, Redbank Plains	Siting Variation - Carport	28/05/2025	Approved	Building Regulatory Officer
4674/2025/BR	All Approvals Pty Ltd	37 Pencarrow Crescent, Raceview	Siting variation - Carport	28/05/2025	Approved	Building Regulatory Officer
4835/2025/BR	O'Brien Building Consultants Pty Ltd	7 Mark Court, Raceview	Siting Variation - Carport	05/06/2025	Approved	Building Regulatory Officer
4997/2025/BR	Buildable Approvals	43 Rapur Street, Raceview	Siting Variation - Roofed Deck	03/06/2025	Approved	Building Regulatory Officer
5030/2025/BR	Precision Building Certification	8 Burgess Street, Raceview	Siting Variation - Patio	03/06/2025	Approved	Building Regulatory Officer
5240/2025/BR	Mr Ben Kamundu	12 Shanahan Parade, Redbank Plains	Amenity and Aesthetics - Demolition of a Dwelling and Carports	10/06/2025	Approved	Building Regulatory Officer
5239/2025/BR	Stroud Homes Brisbane West	13 George Street, Grandchester	Siting variation - Water Tank	10/06/2025	Approved	Building Regulatory Officer
5302/2025/BR	HTH Certification	50 Goebels Road, Mutdapilly	Amenity and Aesthetics - Shed	09/06/2025	Approved	Building Regulatory Officer
5384/2025/BR	Ms Rebecca Barram	27A Willow Road West, Redbank Plains	Amenity and Aesthetics - Demolition of a building - Dwelling	12/06/2025	Approved	Building Regulatory Officer
5428/2025/BR	Mrs Hayley Ann Rahn	34 New Found Way, Ripley	Amenity and aesthetics - Shed	11/06/2025	Approved	Building Regulatory Officer
5500/2025/BR	Rocket Building Approvals	20 Falcon Street, Redbank Plains	Amenity and Aesthetics - Demolition of a Dwelling	12/06/2025	Approved	Building Regulatory Officer
6011/2025/BR	O'Brien Building Consultants Pty Ltd	33 Bangalow Crescent, Raceview	Siting variation - Carport	19/06/2025	Approved	Building Regulatory Officer
6100/2025/BR	Mr Kenneth Dutton	15 Hillier Court, Flinders View	Siting variation - Carport	20/06/2025	Approved	Building Manager
3972/2025/BW	Rock Solid Building Services Pty Ltd	164 Stevens Road, Purga	Extension of Existing Dwelling	17/06/2025	Approved	Building Certifier
6241/2017/LDR/1	SMEC Australia Pty Ltd	7004 Grampian Drive, Deebing Heights	Preparation of Legal Documentation - Easement	04/06/2025	Approved	Senior Development Compliance Officer
10529/2019/LDR/A	LandPartners	Lot 209 Melrose Drive, Flinders View	Preparation of Legal Documentation - Transfer & Easement	11/06/2025	Approved	Senior Development Compliance Officer
10255/2023/MAMC/ <i>A</i>	A Markus Investment Pty Ltd	112 Wildey Street, Raceview	Minor Change - Reconfiguring a Lot - One (1) Lot into Four (4) Lots	10/06/2025	Approved	Senior Planner (Development)
6647/2009/MAMC/A	Veolia Environmental Services (Australia) Pty Ltd	55 Champions Way, Willowbank	Minor Change - Extension to Special Industry	13/05/2025	Approved	Development Assessment West Manager
11637/2021/MAMC/ <i>A</i>	Lutheran Church Of Australia Queensland District	86 Raceview Street, Raceview	Minor Change - Material Change of Use - Community Use - Extension to Educational Establishment (New School Building)	16/06/2025	Approved	Development Assessment West Manager
3749/2019/MAMC/C	Place Design Group Pty Ltd	175-185 Briggs Road, Flinders View	Minor Change - Material Change of Use - General Industry and associated Business Use (Trade Supplies Shop)	27/06/2025	Approved	Development Assessment West Manager

DIVISION 1

Printed: 1 July 2025

pplication No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
•	Goldfields Northern Pty Ltd	7001 Trigona Drive, Ripley	Amendment Application - Priority Development Area - Reconfiguring a Lot - One (1) lot into Three Hundred and Thirsty-Eight (338) residential lots, open space, new roads, drainage reserve and balance lot; Material Change of Use - Plan of	19/05/2025	Approved	Development Assessment West Manager
588/2024/MCU	Indara Corporation Pty Ltd	278 Mt Flinders Road, Peak Crossing	Development (POD) (7 dwelling types) Material Change of Use - Major Utility (Telecommunication Facility)	11/06/2025	Approved	Development Assessment West Manager
006/2024/MCU	Designed In Italy Pty Ltd	32 Thomas Street, Blackstone	Material Change of Use - Single Residential in a Character Zone affected by a Development Constraints Overlay (mining)	09/05/2025	Approved	Development Assessment Central Manager
103/2024/MCU	Mr Duliano Brecevic	63 Huxham Street, Raceview	Material Change of Use - Plant Nursery (Wholesale)	28/05/2025	Approved	Senior Planner (Development)
1160/2024/MCU	Ms Avleen Kaur and Mr Prabhjot Singh	3 Glen Brae Street, Redbank Plains	Material Change of Use - Dual Occupancy	25/06/2025	Approved	Development Assessment East Manager
21/2025/MCU	Carinity Elim Estate	123 Cemetery Road, Raceview	Material Change of Use - Multiple Residential (32 units)	02/06/2025	Approved	Senior Development Compliance Officer
54/2025/MCU	Hallmark Homes Pty Ltd	3 Owen Street, Raceview	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining)	19/05/2025	Approved	Development Assessment West Manager
883/2025/MCU	Mr Nardeep Singh	138-164 Wards Road, South Ripley	Material Change of Use - Single Dwelling and Ancilliary Shed in a Rural/Constrained Zone	06/06/2025	Approved	Senior Planner (Development)
03/2023/NAME/A	Baird & Hayes Consulting Surveyors	24 Pioneer Drive, Raceview	Raceview Rise, Stage 1 - Road Naming	16/06/2025	Approved	Senior Development Compliance Officer
342/2024/NAME/B	Therefor Group Pty Ltd	671 Ripley Road, Ripley	Lacebark, Stages 14a, 14b, 15, 16, 17 & 18a - Road Naming	03/06/2025	Approved	Senior Development Compliance Officer
4040/2021/NAME/A	Stockland Development Pty Limited	Lot 207 Unnamed Road, Deebing Heights	Road Naming - Precinct B - Botanica Estate (West)	19/06/2025	Approved	Senior Development Compliance Officer
788/2015/NAME/A	AW Bidco 6 Pty Limited	22 Barrams Road, South Ripley	Park Naming - Providence Estate Stage 8D	06/05/2025	Approved	Senior Development Compliance Officer
3425/2022/NAME/B	AW Bidco 6 Pty Limited	7001 Providence Parade, South Ripley	Providence Town Centre, Stage 4A - Park Naming	23/05/2025	Approved	Senior Development Compliance Officer
143/2024/NAME/A	LHPP Marquee RP Pty Ltd	632 Redbank Plains Road, Redbank Plains	Road Naming and Continuation of an Existing Road - Stage 2	09/06/2025	Approved	Senior Development Compliance Officer
0727/2024/OW	Gunne Developments Pty Ltd	13 Patrick Street, Swanbank	Earthworks & Clearing Vegetation	26/05/2025	Approved	Engineering Delivery East Manager
357/2024/OW	KN Group Pty Ltd	7004 Mount Juillerat Drive, Redbank Plains	Road work, Drainage work, Stormwater, Earthworks - Eden's Crossing Stage 30A	09/05/2025	Approved	Engineering Delivery East Manager
3854/2024/OW	TLTL Pty Ltd	141-149 Briggs Road, Flinders View	Road Work, Stormwater, Earthworks	15/05/2025	Approved	Engineering Delivery West Manager
1446/2024/OW	KN Group Pty Ltd	Lot 114 Unnamed Road, Redbank Plains	Road Work, Drainage Work, Stormwater, Earthworks	23/05/2025	Approved	Engineering Delivery East Manager
30/2025/OW	Christian Community Ministries Ltd	227-243 School Road, Redbank Plains	Earthworks	23/05/2025	Approved	Engineering Delivery East Manager
321/2025/OW	MG Ryan Investments Pty Ltd	24 Pioneer Drive, Raceview	Road Work, Stormwater, Earthworks, Clearing Vegetation, Sediment & Erosion Control	10/06/2025	Approved	Engineering Delivery West Manager
565/2025/OW	Saunders Havill Group	7004 Mount Juillerat Drive, Redbank Plains	Edens Crossing – Bushland and Rehabilitation Management Plan	14/05/2025	Approved	Environment Assessment Manager
120/2025/OW	Lewchap Care 9A Pty Ltd and Lewchap Care 9B Pty Ltd	9 Shanahan Parade, Redbank Plains	Stormwater & Earthworks	02/06/2025	Approved	Engineering Delivery East Manager
517/2025/OW	McNab Developments (Qld) Pty Ltd	29 Marhaba Court, Redbank Plains	Stormwater & Earthworks	06/06/2025	Approved	Engineering Delivery East Manager
745/2025/OW	BLZ Property Investments No. 3 Pty Ltd	9 Noblevale Way, Swanbank	Drainage work, Stormwater & Earthworks	11/06/2025	Approved	Engineering Delivery East Manager
421/2025/OW	Peet No 119 Pty Ltd	7004 Mount Juillerat Drive, Redbank Plains	Edens Crossing, Stage 34A – Landscaping (linear Park and Bioretention Basin)	23/06/2025	Approved	Engineering Delivery East Manager
417/2025/OW	Peet No 119 Pty Ltd	7004 Mount Juillerat Drive, Redbank Plains	Edens Crossing, Stage 31B - Landscaping	20/06/2025	Approved	Engineering Delivery East Manager
32/2024/PDA	AW Bidco 6 Pty Limited	817-843 Ripley Road, South Ripley	Priority Development Area - Reconfiguring a Lot - One (1) Lot into Two (2) Management Lots and New Road	02/06/2025	Approved	Development Assessment West Manager
2198/2024/PDA	AW Bidco 6 Pty Limited	7001 Providence Parade, South Ripley	Reconfiguring a Lot - 1 Lot into 17 Lots and New Road; and Material Change of Use - 17 Dwellings	17/06/2025	Approved	Development Assessment West Manager
560/2025/PDA	Satterley Property Group Pty Ltd	491 Ripley Road, Ripley	Reconfiguring a Lot – One into One Lot and Creation of Road	21/05/2025	Approved	Senior Planner (Development)
/2022/PDACA/I	CUSP Landscape Architecture	244 Bayliss Road, White Rock	Providence East, Stage 11 -Acoustic Fence Compliance	11/06/2025	Approved	Development Assessment West Manager
342/2024/PDACA/B	MPN Consulting Pty Ltd	7010 Ripley Road, South Ripley	Compliance Assessment {Stormwater Detention Basin 8} – Conditions 21(c), 22(c), 28(b), 36(e), 36(f) and 43 of Development Permit 2342/2024/MAPDA/A	04/06/2025	Approved	Development Assessment West Manager
96/2023/PDACA/B	Arcadis Australia Pacific Pty Ltd	7000 Treadwell Road, White Rock	Compliance Assessment for Condition 13(b)(ii) 'Revised Stormwater Management Plan' and Condition 41(a) 'Compliance Assessment' ' of Development Permit 1296/2023/MAPDA/A	24/06/2025	Approved	Development Assessment West Manager
/2022/PDACA/T	CUSP (Qld) Pty Ltd	244 Bayliss Road, White Rock	Providence East - Neighbourhood Recreation Park 1, Stage E019 - Recreation Park Works - Conditions 15 (f) (h)	22/05/2025	Approved	Development Assessment West Manager
'2022/PDACA/V	SLR Consulting Australia Pty Ltd	7000 Lucas Drive, White Rock	Providence East - Traffic Signal Design: South East Arterial (SEA) Road / Bayliss Road / Eastern District Park (EDP) Access - Condition 15(e)(vi)	20/05/2025	Approved	Development Assessment West Manager

Printed: 1 July 2025

DIVISION 1						
Delegated Authori	ty: 463 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
9332/2019/PDACA/E	B HB Doncaster Pty Ltd	7002 Monterea Road, Ripley	Bellevue Estate – Streetscape Landscape Works in accordance with condition 33 of Development Permit 9332/2019/PDA	13/06/2025	Approved	Development Assessment West Manager
4678/2019/PDAEIO/	A Intrapac Whiterock	200-218 Barrams Road, White Rock	PDA Infrastructure Offset Claim – Actual Offset Application for Sandstone Boulevard, White Rock	07/05/2025	Approved	Chief Executive Officer
40/2015/PDAEIO/A	ACS Consult Pty Ltd	Lot 22 Ripley Road, Ripley	Providence, Ripley Valley - External Water Main works - Trunk water connection on Ripley Road at Centenary Highway intersection	14/05/2025	Approved	General Manager (Planning & Regulatory Services)
7231/2020/PDAEIO/	A Continuum Group Pty Ltd	7001 Trigona Drive, Ripley	Hayfields Stage 6 - Final Offset for Trunk Sewer (GM005)	08/05/2025	Approved	Manager, Development Planning
14040/2021/PDAEIC A	/ ACS Consult Pty Ltd	Lot 207 Unnamed Road, Deebing Heights	PDA Infrastructure Offset Claim – Provisional Offset for Municipal Charges (Transport and Water Infrastructure) at Botanica development, Deebing Heights	07/05/2025	Approved	Chief Executive Officer
3939/2024/PDAEIO/	A Orchard (Daleys) Developments Pty Ltd	1 Lakeview Drive, Deebing Heights	Aurora, Binnies Road - Infrastructure Offset Claim (IO) - Claim 01 (Final Claim) - infrastructure Delivery Agreement (IA)	27/05/2025	Approved	Manager, Development Planning
14040/2021/PDAEPO A	C/ KN Group Pty Ltd	Lot 207 Unnamed Road, Deebing Heights	Botanica Precinct B, Bulk Earthworks Phase 2 - Bulk Earthworks - Conditions 2, 4, 6, 9, 15, 22, 24, 25, 29, 31, 33, 42, 43, 45, 47, 48, 55 and 56	26/06/2025	Approved	Senior Development Engineer
15486/2021/PDAEPO G	C/ Peter Eustace and Associates Pty Ltd	7001 Cumner Road, White Rock	White Rock, Stage 15 - Rate 3 Streetlighting - 36 Lot Subdivision	07/05/2025	Approved	Engineering Delivery West Manager
9/2022/PDAEPC/L	ACS Consult Pty Ltd	7002 Lucas Drive, South Ripley	Providence East – South East Arterial (SEA) Road – Interim Configuration – Roadworks, Lighting, Streetscape, Water & Traffic Signals	19/05/2025	Approved	Senior Development Engineer
19942/2021/PDAEP0 B	C/ ACS Consult Pty Ltd	162 Cumner Road, White Rock	Providence East LLC - Stage 3 - Providence East LLC subdivision civil works and associated electrical and landscape works - As noted on Certifiers Preconstruction forms	19/05/2025	Approved	Senior Planner (Development)
6226/2018/PDAEPC/	'A Arcadis Australia Pacific Pty Ltd	7001 Lucas Drive, White Rock	Montview Estate, Stage 4B - Rate 3 Rate Streetlighting - Conditions 21 & 36	12/05/2025	Approved	Engineering Delivery West Manager
6226/2018/PDAEPC/	B Arcadis Australia Pacific Pty Ltd	7001 Lucas Drive, White Rock	Montview Estate, Stage 4B - ROL - Stage 4B Pre-Construction Landscape (Streetscape) - Conditions 22, 22A, 22B, 22C, MCU 7 ii	13/05/2025	Approved	Engineering Delivery West Manager
6226/2018/PDAEPC/	C Arcadis Australia Pacific Pty Ltd	7001 Lucas Drive, White Rock	Montview Estate, Stage 4A - ROL - Stage 4A Pre-Construction Landscape (Streetscape) - Conditions 22, 22A, 22B, 22C, MCU 7 ii	22/05/2025	Approved	Senior Development Engineer
6226/2018/PDAEPC/	D Arcadis Australia Pacific Pty Ltd	7001 Lucas Drive, White Rock	Montview Estate, Stage 4A - Rate 3 Rate Streetlighting	22/05/2025	Approved	Senior Development Engineer
1296/2023/PDAEPC/	B Arcadis Australia Pacific Pty Ltd	7000 Treadwell Road, White Rock	White Rock Estate, Precinct 4, Stage 17 - Civil Works Construction	16/06/2025	Approved	Senior Development Engineer
1296/2023/PDAEPC/	C Arcadis Australia Pacific Pty Ltd	7000 Treadwell Road, White Rock	White Rock Precinct 4, Stage 17 - Rate 3 Streetlighting - Condition Number: As defined in Arcadis' Approval Condition Register (Rev 2, dated 28/05/2025)	26/06/2025	Approved	Senior Development Engineer
13651/2024/PFT	Hallmark Homes	3 Owen Street, Raceview	Single Dwelling	18/06/2025	Approved	Plumbing Inspector
3150/2025/PFT	Metricon Homes QLD Pty Ltd	46 Alpine Circuit, Redbank Plains	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4020/2025/PFT	Plantation Homes	94 Sunny Crescent, Ripley	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4370/2025/PFT	Metricon Homes Pty Ltd	81 Bayliss Road, South Ripley	Single Dwelling	06/05/2025	Approved	Plumbing Inspector
4430/2025/PFT	Checkpoint Building Surveyors	6 Murchison Street, White Rock	Single Dwelling	06/05/2025	Approved	Plumbing Inspector
4394/2025/PFT	Building Certification Consulting Pty Ltd	6 Lively Street, Ripley	Single Dwelling	06/05/2025	Approved	Plumbing Inspector
4384/2025/PFT	Platinum Building Approvals Pty Ltd	9 Wilsons Peak Way, White Rock	Single Dwelling	06/05/2025	Approved	Plumbing Inspector
4401/2025/PFT	Metricon Homes Pty Ltd	63 Solstice Way, White Rock	Single Dwelling	06/05/2025	Approved	Plumbing Inspector
4476/2025/PFT	Brighton Homes Queensland	16 Seymour Way, White Rock	Single Dwelling	06/05/2025	Approved	Plumbing Inspector
4442/2025/PFT	TJB Building Certifiers Pty Ltd	129 Sunny Crescent, Ripley	Single dwelling	06/05/2025	Approved	Plumbing Inspector
4523/2025/PFT	Plantation Homes	48 Minerva Street, South Ripley	Single Dwelling	07/05/2025	Approved	Plumbing Inspector
4484/2025/PFT	REII Building Certification	65 Danbulla Street, South Ripley	Single Dwelling	07/05/2025	Approved	Plumbing Inspector
4527/2025/PFT	Capital Building Approvals Pty Ltd	8 Lively Street, Ripley	Single Dwelling	08/05/2025	Approved	Plumbing Inspector
4524/2025/PFT	Resi Design Homes	35 Auburn Crescent, Ripley	Single Dwelling	08/05/2025	Approved	Plumbing Inspector
4513/2025/PFT	Australian Building Approvals Pty Ltd	50 Palmerston Street, Ripley	Single Dwelling	07/05/2025	Approved	Plumbing Inspector
4521/2025/PFT	Resi Design Homes	56 Palmerston Street, Ripley	Single Dwelling	07/05/2025	Approved	Plumbing Inspector
4518/2025/PFT	Apex Certification & Consulting Pty Ltd	62 Alpine Circuit, Redbank Plains	Single Dwelling	07/05/2025	Approved	Plumbing Inspector
4489/2025/PFT	Plantation Homes	71 Solstice Way, White Rock	Single Dwelling	07/05/2025	Approved	Plumbing Inspector
4512/2025/PFT	Checkpoint Building Surveyors	16 Glowing Way, White Rock	Single Dwelling	07/05/2025	Approved	Plumbing Inspector
Printed: 1 July 2025						Page 1 c

Australian Building Approvals Pty Ltd

17 O'Rourke Street, Redbank Plains

Single Dwelling

4562/2025/PFT

Item 9 / Attachment 1.

4562/2025/PFI	Australian Building Approvals Pty Ltd	17 O'Rourke Street, Redbank Plains	Single Dwelling	08/05/2025	Approved	Plumbing Inspector
DIVISION 1						
Delegated Authori	ty: 463 Application/s					
Application No.	Applicant	Address	Description	 Decision Date	Decision	Determining Authority
4554/2025/PFT	Brighton Homes Queensland	9 Denali Street, White Rock	Single Dwelling	12/05/2025	Approved	Plumbing Inspector
4540/2025/PFT	Resi Design Homes	39 Palmerston Street, Ripley	Single Dwelling	08/05/2025	Approved	Plumbing Inspector
4557/2025/PFT	Checkpoint Building Surveyors	38 Auburn Crescent, Ripley	Single Dwelling	08/05/2025	Approved	Plumbing Inspector
4547/2025/PFT	Checkpoint Building Surveyors	64 Explorers Road, White Rock	Single Dwelling	08/05/2025	Approved	Plumbing Inspector
4539/2025/PFT	Brighton Homes Queensland	110 Sunny Crescent, Ripley	Single Dwelling	08/05/2025	Approved	Plumbing Inspector
4555/2025/PFT	Burbank Homes C/- Suncoast Building Approvals	125 Sunny Crescent, Ripley	Single Dwelling	08/05/2025	Approved	Plumbing Inspector
4599/2025/PFT	Bold Properties	4 Tabletop Court, White Rock	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4608/2025/PFT	Silkwood Homes Pty Ltd	9 New Found Way, Ripley	Single Dwelling	12/05/2025	Approved	Plumbing Inspector
4606/2025/PFT	Coral Homes QLD Pty Ltd	14 Grenvale Street, Deebing Heights	Single Dwelling	12/05/2025	Approved	Plumbing Inspector
4593/2025/PFT	Plantation Homes	65 Solstice Way, White Rock	Single Dwelling	12/05/2025	Approved	Plumbing Inspector
4598/2025/PFT	Silkwood Homes Pty Ltd	2 Ardour Street, Ripley	Single Dwelling	12/05/2025	Approved	Plumbing Inspector
4578/2025/PFT	Checkpoint Building Surveyors	121 Sunny Crescent, Ripley	Single Dwelling	12/05/2025	Approved	Plumbing Inspector
4662/2025/PFT	Metricon Homes	13 Gower Street, White Rock	Single Dwelling	13/05/2025	Approved	Plumbing Inspector
4658/2025/PFT	Maybach QLD Pty Ltd	26 Finch Street, Ripley	Single Dwelling	13/05/2025	Approved	Plumbing Inspector
4659/2025/PFT	Silkwood Homes Pty Ltd	72 Alpine Circuit, Redbank Plains	Single Dwelling	13/05/2025	Approved	Plumbing Inspector
4635/2025/PFT	Plantation Homes	69 Solstice Way, White Rock	Single Dwelling	13/05/2025	Approved	Plumbing Inspector
4620/2025/PFT	Building Certification Consultants Pty Ltd	7 Ardour Street, Ripley	Single Dwelling	13/05/2025	Approved	Plumbing Inspector
4617/2025/PFT	Building Certification Consultants Pty Ltd	9 Ardour Street, Ripley	Single Dwelling	13/05/2025	Approved	Plumbing Inspector
4668/2025/PFT	Building Certification Consultants Pty Ltd	114 Sunny Crescent, Ripley	Single Dwelling	13/05/2025	Approved	Plumbing Inspector
4667/2025/PFT	Plantation Homes	15 Alpine Circuit, Redbank Plains	Single Dwelling	14/05/2025	Approved	Plumbing Inspector
4671/2025/PFT	Coral Homes QLD Pty Ltd	61 Solstice Way, White Rock	Single Dwelling	13/05/2025	Approved	Plumbing Inspector
4705/2025/PFT	Coral Homes QLD Pty Ltd	59 Solstice Way, White Rock	Single Dwelling	14/05/2025	Approved	Plumbing Inspector
4752/2025/PFT	Cornerstone Building Certification Pty Ltd	28 Avondale Circuit, Deebing Heights	Single Dwelling	20/05/2025	Approved	Plumbing Inspector
4750/2025/PFT	Avia Homes Australia Pty Ltd	30 Avondale Circuit, Deebing Heights	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4709/2025/PFT	Resi Design Homes	25 Auburn Crescent, Ripley	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4745/2025/PFT	Avia Homes Australia Pty Ltd	33 Auburn Crescent, Ripley	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4710/2025/PFT	Resi Design Homes	54 Palmerston Street, Ripley	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4747/2025/PFT	Brighton Homes Queensland	58 Solstice Way, White Rock	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4769/2025/PFT	Metricon Homes	38 Murchison Street, White Rock	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4841/2025/PFT	Burbank Homes	2 Goldleaf Court, Ripley	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4842/2025/PFT	A1 Certifier Pty Ltd	106 Sunny Crescent, Ripley	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4771/2025/PFT	Checkpoint Building Surveyors	44 Solaris Crescent, White Rock	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4821/2025/PFT	Hallmark Homes Pty Ltd	7 Glowing Way, White Rock	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4806/2025/PFT	Capital Building Approvals Pty Ltd	142 Sunny Crescent, Ripley	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4797/2025/PFT	Resi Design Homes	36 Auburn Crescent, Ripley	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4844/2025/PFT	Brighton Homes Queensland	56 Solstice Way, White Rock	Single Dwelling	19/05/2025	Approved	Plumbing Inspector
4843/2025/PFT	A1 Certifier Pty Ltd	108 Sunny Crescent, Ripley	Single Dwelling	19/05/2025	Approved	Plumbing Inspector
4893/2025/PFT	Avia Homes Australia Pty Ltd	6 Beachmere Street, Ripley	Single Dwelling	20/05/2025	Approved	Plumbing Inspector
4846/2025/PFT	Karston Homes Pty Ltd	15 Beachmere Street, Ripley	Single Dwelling	23/05/2025	Approved	Plumbing Inspector
Printed: 1 July 2025						Pag

08/05/2025

Approved

Creation Homes (QLD) Pty Ltd

3 Goldleaf Court, Ripley

3 Wilsons Peak Way, White Rock

26 Wilsons Peak Way, White Rock

10 Wilsons Peak Way, White Rock

56 Explorers Road, White Rock

9 Samford Place, White Rock

123 Sunny Crescent, Ripley

8 Wallaroo Crescent, Ripley

4877/2025/PFT

5130/2025/PFT

5129/2025/PFT

5099/2025/PFT

5109/2025/PFT

5125/2025/PFT

5090/2025/PFT

5172/2025/PFT

Printed: 1 July 2025

Creation Homes (QLD) Pty Ltd

TJB Building Certifiers Pty Ltd

Ingenious Homes

Buildable Approvals

Item 9 / Attachment 1.

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4853/2025/PFT	Brighton Homes Queensland	60 Solstice Way, White Rock	Single Dwelling	20/05/202	5 Approved	Plumbing Inspector
DIVISION 1						
DIVISION 1 Delegated Authorit	y: 463 Application/s					
		• • • • • • • • • • • • • • • • • • • •	D		D	Determined the fi
Application No.	Applicant	Address	Description	Decision Da		Determining Authority
4874/2025/PFT	Brighton Homes Queensland	62 Solstice Way, White Rock	Single Dwelling	20/05/202		Plumbing Inspector
4949/2025/PFT	REII Building Certification	15 Gower Street, White Rock	Single Dwelling	21/05/202		Plumbing Inspector
4951/2025/PFT	REII Building Certification	7 Gower Street, White Rock	Single Dwelling	21/05/202		Plumbing Inspector
4925/2025/PFT	Evolve Homes Queensland Pty Ltd	87 Trigona Drive, Ripley	Single Dwelling	21/05/202		Plumbing Inspector
4943/2025/PFT	TJB Building Certifiers Pty Ltd	56 Alpine Circuit, Redbank Plains	Single Dwelling	21/05/202		Plumbing Inspector
4969/2025/PFT	Plantation Homes	67 Solstice Way, White Rock	Single Dwelling	21/05/202	5 Approved	Plumbing Inspector
4967/2025/PFT	Building Certification Consultants Pty Ltd	96 Sunny Crescent, Ripley	Single Dwelling	21/05/202	5 Approved	Plumbing Inspector
4950/2025/PFT	Clarendon Homes (Qld) Pty Ltd	92 Solstice Way, White Rock	Single Dwelling	21/05/202	5 Approved	Plumbing Inspector
4966/2025/PFT	Clarendon Homes (Qld) Pty Ltd	94 Solstice Way, White Rock	Single dwelling	21/05/202	5 Approved	Plumbing Inspector
5005/2025/PFT	Apex Certification & Consulting Pty Ltd	98 Carnarvon Drive, South Ripley	Single Dwelling	22/05/202	5 Approved	Plumbing Inspector
4994/2025/PFT	Avia Homes Australia Pty Ltd	26 Blackstone Crescent, Ripley	Single Dwelling	22/05/202	5 Approved	Plumbing Inspector
4983/2025/PFT	Checkpoint Building Surveyors	17 Avondale Circuit, Deebing Heights	Single Dwelling	22/05/202	5 Approved	Plumbing Inspector
5002/2025/PFT	Avia Homes	35 Palmerston Street, Ripley	Single Dwelling	22/05/202	5 Approved	Plumbing Inspector
4990/2025/PFT	Sandsky Constructions Pty Ltd	50 Alpine Circuit, Redbank Plains	Single Dwelling	22/05/202	5 Approved	Plumbing Inspector
5009/2025/PFT	Ingenious Homes	15 Wilsons Peak Way, White Rock	Single Dwelling	23/05/202	5 Approved	Plumbing Inspector
5008/2025/PFT	Ingenious Homes	21 Samford Place, White Rock	Single Dwelling	23/05/202	5 Approved	Plumbing Inspector
4977/2025/PFT	Ingenious Homes	30 Wilsons Peak Way, White Rock	Single Dwelling	22/05/202	5 Approved	Plumbing Inspector
4972/2025/PFT	Ingenious Homes	24 Wilsons Peak Way, White Rock	Single Dwelling	22/05/202	5 Approved	Plumbing Inspector
4974/2025/PFT	Clarendon Homes (Qld) Pty Ltd	96 Solstice Way, White Rock	Single Dwelling	22/05/202	5 Approved	Plumbing Inspector
4982/2025/PFT	Buidling Certification Consultants Pty. Ltd.	4 Ardour Street, Ripley	Single dwelling	23/05/202	5 Approved	Plumbing Inspector
4995/2025/PFT	Inventive Builders	35 Solaris Crescent, White Rock	Single Dwelling	23/05/202	5 Approved	Plumbing Inspector
5046/2025/PFT	TJB Building Certifiers Pty Ltd	16 Inspire Street, Ripley	Single Dwelling	26/05/202	5 Approved	Plumbing Inspector
5031/2025/PFT	Avia Homes Australia Pty Ltd	8 Avondale Circuit, Deebing Heights	Single dwelling	23/05/202	5 Approved	Plumbing Inspector
5022/2025/PFT	Ingenious Homes	82 Explorers Road, White Rock	Single Dwelling	23/05/202	5 Approved	Plumbing Inspector
5020/2025/PFT	Ingenious Homes	17 Wilsons Peak Way, White Rock	Single Dwelling	23/05/202	5 Approved	Plumbing Inspector
5048/2025/PFT	Ingenious Homes Pty Ltd	23 Samford Place, White Rock	Single Dwelling	26/05/202	5 Approved	Plumbing Inspector
5034/2025/PFT	Ingenious Homes Pty Ltd	25 Samford Place, White Rock	Single Dwelling	26/05/202	5 Approved	Plumbing Inspector
5057/2025/PFT	Ingenious Homes	58 Explorers Road, White Rock	Single Dwelling	26/05/202	5 Approved	Plumbing Inspector
5024/2025/PFT	Karston Homes Pty Ltd	63 Avondale Circuit, Deebing Heights	Single Dwelling	23/05/202	5 Approved	Plumbing Inspector
5086/2025/PFT	Clarendon Homes (Qld) Pty Ltd	18 Lively Street, Ripley	Single Dwelling	26/05/202	5 Approved	Plumbing Inspector
5103/2025/PFT	Buildable Approvals	12 Wallaroo Crescent, Ripley	Single Dwelling	26/05/202	5 Approved	Plumbing Inspector
5096/2025/PFT	Maybach QLD Pty Ltd	11 Finch Street, Ripley	Single Dwelling	27/05/202	5 Approved	Plumbing Inspector
5091/2025/PFT	Metricon Homes Pty Ltd	74 Alpine Circuit, Redbank Plains	Single Dwelling	26/05/202	5 Approved	Plumbing Inspector

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Plumbing Inspector

Single Dwelling

Page 1 of 23

Buildable Approvals

10 Wallaroo Crescent, Ripley

Single Dwelling

5180/2025/PFT

Item 9 / Attachment 1.

5180/2025/PFT	Buildable Approvals	10 Wallaroo Crescent, Ripley	Single Dwelling	27/05/2025	Approved	Plumbing Inspector
5192/2025/PFT	Buildable Approvals	14 Wallaroo Crescent, Ripley	Single Dwelling	27/05/2025	Approved	Plumbing Inspector
NVISION 1						
IVISION 1 elegated Authori	ty: 463 Application/s					
	1	Address	Description	Danisian Data	Davisian	Data maining Authority
application No. 187/2025/PFT	Applicant Buildable Approvals	Address 16 Wallaroo Crescent, Ripley	Description Single Dwelling	Decision Date 27/05/2025	Decision Approved	Determining Authority Plumbing Inspector
194/2025/PFT	Buildable Approvals	18 Wallaroo Crescent, Ripley	Single Dwelling	27/05/2025	Approved	Plumbing Inspector
176/2025/PFT	Metricon Homes Pty Ltd	41 Alpine Circuit, Redbank Plains	Single Dwelling	27/05/2025	Approved	Plumbing Inspector
221/2025/PFT	Ingenious Homes	7 Samford Place, White Rock	Single Dwelling	27/05/2025	Approved	Plumbing Inspector
197/2025/PFT	Creation Homes (QLD) Pty Ltd	8 Wilsons Peak Way, White Rock	Single Dwelling	27/05/2025	Approved	Plumbing Inspector
182/2025/PFT	Creation Homes (QLD) Pty Ltd	68 Explorers Road, White Rock	Single Dwelling	27/05/2025	Approved	Plumbing Inspector
227/2025/PFT	Brighton Homes Queensland	31 Gower Street, White Rock	Single Dwelling	27/05/2025	Approved	Plumbing Inspector
229/2025/PFT	Avia Homes Australia Pty Ltd	12 Beachmere Street, Ripley	Single Dwelling	27/05/2025	Approved	Plumbing Inspector
230/2025/PFT	Avia Homes Australia Pty Ltd	65 Blackstone Crescent, Ripley	Single Dwelling	27/05/2025	Approved	Plumbing Inspector
228/2025/PFT		29 Alpine Circuit, Redbank Plains	Single Dwelling	27/05/2025		
	Hashtag Custom Builds QLD1 Pty Ltd	,			Approved	Plumbing Inspector
271/2025/PFT	Ingenious Homes	84 Explorers Road, White Rock	Single Dwelling	27/05/2025	Approved	Plumbing Inspector
279/2025/PFT	Bartley Burns Pty Ltd	28 Solaris Crescent, White Rock	Single Dwelling	28/05/2025	Approved	Plumbing Inspector
335/2025/PFT	Avia Homes Australia Pty Ltd	72 Explorers Road, White Rock	Single Dwelling	28/05/2025	Approved	Plumbing Inspector
319/2025/PFT	Checkpoint Building Surveyors	34 New Found Way, Ripley	Single Dwelling	28/05/2025	Approved	Plumbing Inspector
346/2025/PFT	Metricon Homes Pty Ltd	36 Murchison Street, White Rock	Single Dwelling	28/05/2025	Approved	Plumbing Inspector
358/2025/PFT	PB3 Building Certification Pty Ltd	26 Glowing Way, White Rock	Single Dwelling	28/05/2025	Approved	Plumbing Inspector
410/2025/PFT	Fortitude Homes	18 Flint Place, White Rock	Single Dwelling	29/05/2025	Approved	Plumbing Inspector
407/2025/PFT	Fortitude Homes	20 Flint Place, White Rock	Single Dwelling	29/05/2025	Approved	Plumbing Inspector
420/2025/PFT	Cj Homes Pty Ltd	47 Russell Drive, Redbank Plains	Single Dwelling	04/06/2025	Approved	Plumbing Inspector
481/2025/PFT	Apex Certification & Consulting Pty Ltd	2 Blackstone Crescent, Ripley	Single Dwelling	02/06/2025	Approved	Plumbing Inspector
446/2025/PFT	Bold Properties	24 New Found Way, Ripley	Single Dwelling	30/05/2025	Approved	Plumbing Inspector
433/2025/PFT	Avia Homes Australia Pty Ltd	4 Lively Street, Ripley	Single Dwelling	30/05/2025	Approved	Plumbing Inspector
419/2025/PFT	Avia Homes Australia Pty Ltd	24 Avondale Circuit, Deebing Heights	Single Dwelling	29/05/2025	Approved	Plumbing Inspector
417/2025/PFT	Avia Homes Australia Pty Ltd	41 Palmerston Street, Ripley	Single Dwelling	29/05/2025	Approved	Plumbing Inspector
452/2025/PFT	Ingenious Homes	17 Samford Place, White Rock	Single Dwelling	02/06/2025	Approved	Plumbing Inspector
475/2025/PFT	Ingenious Homes	20 Wilsons Peak Way, White Rock	Single Dwelling	02/06/2025	Approved	Plumbing Inspector
416/2025/PFT	Ingenious Homes	52 Explorers Road, White Rock	Single Dwelling	29/05/2025	Approved	Plumbing Inspector
450/2025/PFT	Creation Homes (Qld) Pty Ltd	76 Solstice Way, White Rock	Single Dwelling	09/06/2025	Approved	Plumbing Inspector
432/2025/PFT	Plantation Homes	98 Sunny Crescent, Ripley	Single Dwelling	30/05/2025	Approved	Plumbing Inspector
457/2025/PFT	Clarendon Homes (Qld) Pty Ltd	6 Glowing Way, White Rock	Single Dwelling	02/06/2025	Approved	Plumbing Inspector
423/2025/PFT	Metricon Homes	23 Celestial Way, White Rock	Single Dwelling	29/05/2025	Approved	Plumbing Inspector
473/2025/PFT	Fortitude Homes Pty Ltd	5 Sonder Street, White Rock	Single Dwelling	30/05/2025	Approved	Plumbing Inspector
477/2025/PFT	Fortitude Homes Pty Ltd	16 Flint Place, White Rock	Single Dwelling	02/06/2025	Approved	Plumbing Inspector
415/2025/PFT	Hallmark Homes Pty Ltd	45 Quinn Street, Ripley	Single Dwelling	29/05/2025	Approved	Plumbing Inspector
467/2025/PFT	Fortitude Homes Pty Ltd	34 Sonder Street, White Rock	Single Dwelling	02/06/2025	Approved	Plumbing Inspector
537/2025/PFT	BCG Certifiers Pty Ltd	36 Solaris Crescent, White Rock	Single Dwelling	03/06/2025	Approved	Plumbing Inspector
190/2025/PFT	Fortitude Homes Pty Ltd	8 Liberty Street, White Rock	Single Dwelling	02/06/2025	Approved	Plumbing Inspector
508/2025/PFT	Fortitude Homes	29 Sonder Street, White Rock	Single Dwelling	03/06/2025	Approved	Plumbing Inspector
489/2025/PFT	Fortitude Homes Pty Ltd	9 Peace Court, White Rock	Single Dwelling	03/06/2025	Approved	Plumbing Inspector
487/2025/PFT	Fortitude Homes	3 Union Street, White Rock	Single Dwelling	02/06/2025	Approved	Plumbing Inspector
509/2025/PFT	Burbank Homes	20 Quoll Street, Redbank Plains	Single Dwelling	03/06/2025	Approved	Plumbing Inspector
491/2025/PFT	Fortitude Homes	6 Liberty Street, White Rock	Single Dwelling	02/06/2025	Approved	Plumbing Inspector
Printed: 1 July 2025						F

27/05/2025

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5570/2025/PFT	Checkpoint Building Surveyors	102 Sunny Crescent, Ripley	Single Dwelling	04/06/2025	Approved	Plumbing Inspector
5562/2025/PFT	Metricon Homes	18 Helios Street, White Rock	Single Dwelling	03/06/2025	Approved	Plumbing Inspector
DIVISION 1						
Delegated Authority	y: 463 Application/s					
Application No. 5574/2025/PFT	Applicant Gallery Homes	Address 14 Flint Place, White Rock	Description Single Dwelling	Decision Date 04/06/2025	Decision Approved	Determining Authority Plumbing Inspector
5559/2025/PFT	Platinum Building Approvals Pty Ltd	12 Quoll Street, Redbank Plains	Single Dwelling	03/06/2025	Approved	Plumbing Inspector
5573/2025/PFT	Bold Properties	48 Solaris Crescent, White Rock	Single Dwelling	04/06/2025	Approved	Plumbing Inspector
5638/2025/PFT	Resi Design Homes	13 Beachmere Street, Ripley	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5578/2025/PFT	Ingenious Homes	40 Palmerston Street, Ripley	Single Dwelling	04/06/2025	Approved	Plumbing Inspector
5640/2025/PFT	Metricon Homes	17 Celestial Way, White Rock	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5583/2025/PFT	Gallery Homes	40 Sonder Street, White Rock	Single Dwelling	04/06/2025	Approved	Plumbing Inspector
5610/2025/PFT	Gallery Building Group	32 Sonder Street, White Rock	Single Dwelling	04/06/2025	Approved	Plumbing Inspector
5611/2025/PFT	Gallery Building Group	28 Sonder Street, White Rock	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5623/2025/PFT	Fortitude Homes	8 Union Street, White Rock	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5606/2025/PFT	Fortitude Homes Pty Ltd	7 Union Street, White Rock	Single Dwelling	04/06/2025	Approved	Plumbing Inspector
5609/2025/PFT	Fortitude Homes Pty Ltd	34 Friendship Mews, White Rock	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5617/2025/PFT	Fortitude Homes	30 Friendship Mews, White Rock	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5615/2025/PFT	Platinum Building Approvals Pty Ltd	25 Quoll Street, Redbank Plains	Single Dwelling	04/06/2025	Approved	Plumbing Inspector
5637/2025/PFT	Building Certification Consultants Pty	11 Tinana Way, Ripley	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
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5621/2025/PFT	Fortitude Homes Pty Ltd	32 Friendship Mews, White Rock	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5672/2025/PFT	Bold Properties	21 Tyson Street, White Rock	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5693/2025/PFT	Bold Properties	13 Wild Horse Way, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5680/2025/PFT	Bold Properties	10 Denali Street, White Rock	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5696/2025/PFT	Yellowfin Building Group Pty Ltd	42 Auburn Crescent, Ripley	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5689/2025/PFT	Australian Building Approvals Pty Ltd	45 Daisy Street, Ripley	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5688/2025/PFT	Fortitude Homes Pty Ltd	15 Solaris Crescent, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5703/2025/PFT	Fortitude Homes Pty Ltd	3 Solaris Crescent, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5704/2025/PFT	Fortitude Homes Pty Ltd	1 Solaris Crescent, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5682/2025/PFT	Gallery Homes	6 Peace Court, White Rock	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5701/2025/PFT	Gallery Homes Pty Ltd	12 Peace Court, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5700/2025/PFT	Gallery Homes Pty Ltd	12 Union Street, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5655/2025/PFT	Fortitude Homes Pty Ltd	6 Union Street, White Rock	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5653/2025/PFT	Gallery Homes Pty Ltd	2 Union Street, White Rock	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5649/2025/PFT	Gallery Homes Pty Ltd	10 Liberty Street, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5698/2025/PFT	Gallery Homes Pty Ltd	31 Sonder Street, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5678/2025/PFT	Gallery Building Group	5 Union Street, White Rock	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5695/2025/PFT	Gallery Group Homes Pty Ltd	9 Union Street, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5645/2025/PFT	Fortitude Homes Pty Ltd	28 Friendship Mews, White Rock	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5687/2025/PFT	Gallery Building Group	11 Liberty Street, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5659/2025/PFT	Burbank Homes	21 Coolabah Drive, Redbank Plains	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5699/2025/PFT	Gallery Homes	10 Union Street, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5747/2025/PFT	Yellowfin Building Group Pty Ltd	4 Jones Street, Blackstone	Single Dwelling	12/06/2025	Approved	Plumbing Inspector
5739/2025/PFT	Burbank Homes	34 Alpine Circuit, Redbank Plains	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5707/2025/PFT	Buildcert QLD Pty Ltd	79 Solstice Way, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5745/2025/PFT	Inventive Builders Pty Ltd	5 Glowing Way, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
Printed: 1 July 2025						Page 1 of 23

Printed: 1 July 2025

5770/2025/PFT	Metricon Homes Pty Ltd	12 Helios Street, White Rock	Single Dwelling	09/06/2025	Approved	Plumbing Inspector
5733/2025/PFT	Fortitude Homes	36 Sonder Street, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
		,		<i>, ,</i>	···	
DIVISION 1						
Delegated Authority	2: 463 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
5767/2025/PFT	Gallery Homes Pty Ltd	4 Liberty Street, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
769/2025/PFT	Gallery Group Homes Pty Ltd	27 Sonder Street, White Rock	Single Dwelling	16/06/2025	Approved	Plumbing Inspector
5731/2025/PFT	Gallery Homes Pty Ltd	5 Peace Court, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5772/2025/PFT	Gallery Homes Pty Ltd	1 Union Street, White Rock	Single Dwelling	09/06/2025	Approved	Plumbing Inspector
5775/2025/PFT	Gallery Homes Pty Ltd	36 Friendship Mews, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5708/2025/PFT	Gallery Building Group Pty Ltd	7 Grace Close, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
819/2025/PFT	Ingenious Homes	12 Inspire Street, Ripley	Single Dwelling	09/06/2025	Approved	Plumbing Inspector
5785/2025/PFT	Plantation Homes	73 Solstice Way, White Rock	Single Dwelling	09/06/2025	Approved	Plumbing Inspector
5795/2025/PFT	Gallery Building Group	4 Peace Court, White Rock	Single Dwelling	09/06/2025	Approved	Plumbing Inspector
786/2025/PFT	Gallery Building Group	14 Peace Court, White Rock	Single Dwelling	09/06/2025	Approved	Plumbing Inspector
5782/2025/PFT	Gallery Homes Pty Ltd	18 Peace Court, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5783/2025/PFT	Gallery Homes Pty Ltd	4 Grace Close, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5780/2025/PFT	Gallery Homes Pty Ltd	26 Friendship Mews, White Rock	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
817/2025/PFT	Gallery Homes Pty Ltd	1 Grace Close, White Rock	Single Dwelling	09/06/2025	Approved	Plumbing Inspector
803/2025/PFT	Gallery Homes	10 Peace Court, White Rock	Single Dwelling	09/06/2025	Approved	Plumbing Inspector
849/2025/PFT	Burbank Homes	26 Alpine Circuit, Redbank Plains	Single Dwelling	10/06/2025	Approved	Plumbing Inspector
842/2025/PFT	Sandsky Constructions Pty Ltd	33 Alpine Circuit, Redbank Plains	Single Dwelling	10/06/2025	Approved	Plumbing Inspector
850/2025/PFT	Plantation Homes	17 Glowing Way, White Rock	Single Dwelling	10/06/2025	Approved	Plumbing Inspector
954/2025/PFT	Plantation Homes	9 Glowing Way, White Rock	Single Dwelling	12/06/2025	Approved	Plumbing Inspector
913/2025/PFT	Plantation Homes	11 Glowing Way, White Rock	Single Dwelling	11/06/2025	Approved	Plumbing Inspector
923/2025/PFT	Metricon Homes Pty Ltd	9 Celestial Way, White Rock	Single Dwelling	10/06/2025	Approved	Plumbing Inspector
946/2025/PFT	Kallibr Homes Pty Ltd	219 School Road, Redbank Plains	Single Dwelling	11/06/2025	Approved	Plumbing Inspector
024/2025/PFT	Checkpoint Building Surveyors	4 Murchison Street, White Rock	Single Dwelling	13/06/2025	Approved	Plumbing Inspector
023/2025/PFT	KP Building Approvals Pty Ltd	10 Jones Street, Blackstone	Single Dwelling	13/06/2025	Approved	Plumbing Inspector
984/2025/PFT	Allegra Homes	72 Marsdenia Drive, White Rock	Single Dwelling	13/06/2025	Approved	Plumbing Inspector
990/2025/PFT	Professional Certification Group Pty Ltd	73 Bloomfield Mews, Ripley	Single Dwelling	13/06/2025	Approved	Plumbing Inspector
987/2025/PFT	Avia Homes	60 Daisy Street, Ripley	Single Dwelling	13/06/2025	Approved	Plumbing Inspector
6008/2025/PFT	Kallibr Homes Pty Ltd	215 School Road, Redbank Plains	Single Dwelling	13/06/2025	Approved	Plumbing Inspector
992/2025/PFT	Kallibr Homes Pty Ltd	217 School Road, Redbank Plains	Single Dwelling	13/06/2025	Approved	Plumbing Inspector
014/2025/PFT	Torsion Homes Pty Ltd	11 Sonder Street, White Rock	Single Dwelling	13/06/2025	Approved	Plumbing Inspector
017/2025/PFT	Torsion Homes Pty Ltd	5 Sonder Street, White Rock	Single Dwelling	13/06/2025	Approved	Plumbing Inspector
021/2025/PFT	Torsion Homes Pty Ltd	14 Zeil Way, White Rock	Single dwelling	13/06/2025	Approved	Plumbing Inspector
985/2025/PFT	Fortitude Homes Pty Ltd	38 Sonder Street, White Rock	Single Dwelling	13/06/2025	Approved	Plumbing Inspector
980/2025/PFT	Evoca Homes Pty Ltd	19 Coolabah Drive, Redbank Plains	Single Dwelling	12/06/2025	Approved	Plumbing Inspector
091/2025/PFT	Desire Homes Pty Ltd	19 Sage Way, White Rock	Single Dwelling	16/06/2025	Approved	Plumbing Inspector
051/2025/PFT	Ingenious Homes	29 Samford Place, White Rock	Single Dwelling	13/06/2025	Approved	Plumbing Inspector
039/2025/PFT	Avia Homes Australia Pty Ltd	5 Samford Place, White Rock	Single Dwelling	13/06/2025	Approved	Plumbing Inspector
081/2025/PFT	Capital Building Approvals Pty Ltd	40 Solaris Crescent, White Rock	Single Dwelling	13/06/2025	Approved	Plumbing Inspector
085/2025/PFT	Plantation Homes	15 Glowing Way, White Rock	Single Dwelling	17/06/2025	Approved	Plumbing Inspector
6062/2025/PFT	Platinum Building Approvals Pty Ltd	26 Helios Street, White Rock	Single Dwelling	13/06/2025	Approved	Plumbing Inspector
6056/2025/PFT	Platinum Building Approvals Pty Ltd	24 Helios Street, White Rock	Single Dwelling	13/06/2025	Approved	Plumbing Inspector

Platinum Building Approvals Pty Ltd

22 Helios Street, White Rock

Single Dwelling

6054/2025/PFT

Item 9 / Attachment 1.

6054/2025/PFT	Platinum Building Approvals Pty Ltd	22 Helios Street, White Rock	Single Dwelling	13/06/2025	Approved	Plumbing Inspector	
6032/2025/PFT	Clarendon Homes (Qld) Pty Ltd	19 Celestial Way, White Rock	Single Dwelling	13/06/2025	Approved	Plumbing Inspector	
6074/2025/PFT	Capital Building Approvals Pty Ltd	31 Solaris Crescent, White Rock	Single Dwelling	13/06/2025	Approved	Plumbing Inspector	
DIVISION 1							
Delegated Authority	y: 463 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority	
6098/2025/PFT	Plantation Homes	117 Bayliss Road, South Ripley	Single Dwelling	18/06/2025	Approved	Plumbing Inspector	
6112/2025/PFT	Cornerstone Building Certification Pty Ltd	36 New Found Way, Ripley	Single Dwelling	17/06/2025	Approved	Plumbing Inspector	
6147/2025/PFT	Karston Homes	74 Marsdenia Drive, White Rock	Single Dwelling	17/06/2025	Approved	Plumbing Inspector	
6099/2025/PFT	Plantation Homes	13 Glowing Way, White Rock	Single Dwelling	17/06/2025	Approved	Plumbing Inspector	
6185/2025/PFT	Apex Certification & Consulting Pty Ltd	27 Ironwood Street, Redbank Plains	Single Dwelling	17/06/2025	Approved	Plumbing Inspector	
6202/2025/PFT	Plantation Homes	29 Quinn Street, Ripley	Single Dwelling	17/06/2025	Approved	Plumbing Inspector	
6212/2025/PFT	Avia Homes Australia Pty Ltd	11 Wilsons Peak Way, White Rock	Single Dwelling	17/06/2025	Approved	Plumbing Inspector	
6214/2025/PFT	Plantation Homes	10 Glowing Way, White Rock	Single Dwelling	17/06/2025	Approved	Plumbing Inspector	
6204/2025/PFT	Coral Homes QLD Pty Ltd	15 Valley Mews, Deebing Heights	Single Dwelling	17/06/2025	Approved	Plumbing Inspector	
6245/2025/PFT	Capital Building Approvals Pty Ltd	12 Wilsons Peak Way, White Rock	Single Dwelling	19/06/2025	Approved	Plumbing Inspector	
6267/2025/PFT	Yellowfin Building Group Pty Ltd	65 Trigona Drive, Ripley	Single Dwelling	19/06/2025	Approved	Plumbing Inspector	
6273/2025/PFT	TJB Building Certifiers Pty Ltd	80 Marsdenia Drive, White Rock	Single Dwelling	19/06/2025	Approved	Plumbing Inspector	
6272/2025/PFT	TJB Building Certifiers Pty Ltd	27 Olympus Drive, White Rock	Single Dwelling	24/06/2025	Approved	Plumbing Inspector	
6311/2025/PFT	Ingenious Homes	70 Explorers Road, White Rock	Single Dwelling	19/06/2025	Approved	Plumbing Inspector	
6300/2025/PFT	Plantation Homes	27 Solaris Crescent, White Rock	Single Dwelling	19/06/2025	Approved	Plumbing Inspector	
6278/2025/PFT	Plantation Homes	29 Solaris Crescent, White Rock	Single Dwelling	19/06/2025	Approved	Plumbing Inspector	
6277/2025/PFT	Plantation Homes	8 Glowing Way, White Rock	Single Dwelling	19/06/2025	Approved	Plumbing Inspector	
6274/2025/PFT	Metricon Homes QLD	11 Celestial Way, White Rock	Single Dwelling	19/06/2025	Approved	Plumbing Inspector	
6313/2025/PFT	Checkpoint Building Surveyors	18 Red Ash Crescent, Deebing Heights	Single Dwelling	19/06/2025	Approved	Plumbing Inspector	
6397/2025/PFT	Plantation Homes	30 Gower Street, White Rock	Single Dwelling	20/06/2025	Approved	Plumbing Inspector	
6368/2025/PFT	Tribeca Homes	12 Sonder Street, White Rock	Single Dwelling	20/06/2025	Approved	Plumbing Inspector	
6390/2025/PFT	Torsion Homes Pty Ltd	8 Sonder Street, White Rock	Single Dwelling	25/06/2025	Approved	Plumbing Inspector	
6375/2025/PFT	Checkpoint Building Surveyors	4 Sonder Street, White Rock	Single Dwelling	20/06/2025	Approved	Plumbing Inspector	
6393/2025/PFT	Coral Homes QLD Pty Ltd	31 River Lily Crescent, Deebing Heights	Single Dwelling	20/06/2025	Approved	Plumbing Inspector	
6380/2025/PFT	Metricon Homes	7 Clusterberry Close, Deebing Heights	Single Dwelling	20/06/2025	Approved	Plumbing Inspector	
6386/2025/PFT	Metricon Homes Pty Ltd	7 Ivorywood Street, Deebing Heights	Single Dwelling	20/06/2025	Approved	Plumbing Inspector	
6454/2025/PFT	Kallibr Homes Pty Ltd	30 Solaris Crescent, White Rock	Single Dwelling	20/06/2025	Approved	Plumbing Inspector	
6478/2025/PFT	Tribeca Homes	7 Sonder Street, White Rock	Single Dwelling	23/06/2025	Approved	Plumbing Inspector	
6456/2025/PFT	Checkpoint Building Surveyors	22 Zeil Way, White Rock	Single Dwelling	20/06/2025	Approved	Plumbing Inspector	
6477/2025/PFT	Checkpoint Building Surveyors	20 Red Ash Crescent, Deebing Heights	Single Dwelling	23/06/2025	Approved	Plumbing Inspector	
6416/2025/PFT	Checkpoint Building Surveyors	12 Red Ash Crescent, Deebing Heights	Single Dwelling	20/06/2025	Approved	Plumbing Inspector	
6466/2025/PFT	Platinum Building Approvals Pty Ltd	4 Red Ash Crescent, Deebing Heights	Single Dwelling	23/06/2025	Approved	Plumbing Inspector	
6467/2025/PFT	Coral Homes QLD Pty Ltd	14 Ivorywood Street, Deebing Heights	Single Dwelling	23/06/2025	Approved	Plumbing Inspector	
6501/2025/PFT	Yellowwood Building Group	73 Glassey Parade, Ripley	Single Dwelling	24/06/2025	Approved	Plumbing Inspector	
6528/2025/PFT	REII Building Certification	31 Samford Place, White Rock	Single Dwelling	24/06/2025	Approved	Plumbing Inspector	
6519/2025/PFT	Ingenious Homes	54 Explorers Road, White Rock	Single Dwelling	24/06/2025	Approved	Plumbing Inspector	
6510/2025/PFT	Plantation Homes	12 Glowing Way, White Rock	Single Dwelling	24/06/2025	Approved	Plumbing Inspector	
6525/2025/PFT	Tribeca Homes	3 Sonder Street, White Rock	Single Dwelling	24/06/2025	Approved	Plumbing Inspector	
6522/2025/PFT	TJB Building Certifiers Pty Ltd	41 Sonder Street, White Rock	Single Dwelling	24/06/2025	Approved	Plumbing Inspector	
6521/2025/PFT	TJB Building Certifiers Pty Ltd	39 Sonder Street, White Rock	Single Dwelling	24/06/2025	Approved	Plumbing Inspector	
Printed: 1 July 2025	•		- -	-	• •	- •	Page 1 of 23
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13/06/2025

Approved

Fortitude Homes Pty Ltd

3 Grace Close, White Rock

Single Dwelling

6524/2025/PFT

Item 9 / Attachment 1.

6546/2025/PFT	**					
03 10, 2023, 111	Metricon Homes	9 Red Ash Crescent, Deebing Heights	Single Dwelling	24/06/2025	Approved	Plumbing Inspector
5504/2025/PFT	Metricon Homes Pty Ltd	18 Ivorywood Street, Deebing Heights	Single Dwelling	24/06/2025	Approved	Plumbing Inspector
DIVISION 1						
DIVISION 1	ACO A self-self-self-					
Delegated Authorit	y: 463 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
5553/2025/PFT	Ingenious Homes	9 Sonder Street, White Rock	Single Dwelling	24/06/2025	Approved	Plumbing Inspector
6564/2025/PFT	Platinum Building Approvals Pty Ltd	2 Red Ash Crescent, Deebing Heights	Single Dwelling	25/06/2025	Approved	Plumbing Inspector
6567/2025/PFT	Platinum Building Approvals Pty Ltd	4 Ivorywood Street, Deebing Heights	Single Dwelling	25/06/2025	Approved	Plumbing Inspector
6652/2025/PFT	Karston Homes	76 Marsdenia Drive, White Rock	Single Dwelling	26/06/2025	Approved	Plumbing Inspector
6659/2025/PFT	Ingenious Homes	38 Flint Place, White Rock	Single Dwelling	26/06/2025	Approved	Plumbing Inspector
6650/2025/PFT	Checkpoint Building Surveyors	34 Flint Place, White Rock	Single Dwelling	26/06/2025	Approved	Plumbing Inspector
6623/2025/PFT	TJB Building Certifiers Pty Ltd	2 Peace Court, White Rock	Single Dwelling	26/06/2025	Approved	Plumbing Inspector
6631/2025/PFT	TJB Building Certifiers Pty Ltd	20 Peace Court, White Rock	Single Dwelling	26/06/2025	Approved	Plumbing Inspector
6645/2025/PFT	TJB Building Certifiers Pty Ltd	11 Peace Court, White Rock	Single Dwelling	26/06/2025	Approved	Plumbing Inspector
6644/2025/PFT	TJB Building Certifiers Pty Ltd	9 Grace Close, White Rock	Single Dwelling	26/06/2025	Approved	Plumbing Inspector
6703/2025/PFT	Sandsky Constructions Pty Ltd	36 Barrams Road, South Ripley	Single Dwelling	26/06/2025	Approved	Plumbing Inspector
6702/2025/PFT	Sandsky Constructions Pty Ltd	38 Barrams Road, South Ripley	Single Dwelling	26/06/2025	Approved	Plumbing Inspector
6707/2025/PFT	Parade Homes Pty Ltd	6 New Found Way, Ripley	Single Dwelling	26/06/2025	Approved	Plumbing Inspector
6704/2025/PFT	Parade Homes Pty Ltd	4 New Found Way, Ripley	Single Dwelling	26/06/2025	Approved	Plumbing Inspector
6760/2025/PFT	Avia Homes	46 Auburn Crescent, Ripley	Single Dwelling	30/06/2025	Approved	Plumbing Inspector
6752/2025/PFT	TJB Building Certifiers Pty Ltd	6 Ardour Street, Ripley	Single Dwelling	27/06/2025	Approved	Plumbing Inspector
6706/2025/PFT	BCG Certifiers Pty Ltd	10 Helios Street, White Rock	Single Dwelling	26/06/2025	Approved	Plumbing Inspector
6705/2025/PFT	Metricon Homes Pty Ltd	7 Celestial Way, White Rock	Single Dwelling	26/06/2025	Approved	Plumbing Inspector
6733/2025/PFT	TJB Building Certifiers Pty Ltd	16 Peace Court, White Rock	Single Dwelling	26/06/2025	Approved	Plumbing Inspector
6768/2025/PFT	Fortitude Homes Pty Ltd	4 Union Street, White Rock	Single Dwelling	30/06/2025	Approved	Plumbing Inspector
6743/2025/PFT	Plantation Homes	23 River Lily Crescent, Deebing Heights	Single Dwelling	26/06/2025	Approved	Plumbing Inspector
5767/2025/PFT	Creation Homes (QLD) Pty Ltd	17 Red Ash Crescent, Deebing Heights	Single Dwelling	30/06/2025	Approved	Plumbing Inspector
6762/2025/PFT	Coral Homes QLD Pty Ltd	9 Ivorywood Street, Deebing Heights	Single Dwelling	30/06/2025	Approved	Plumbing Inspector
6830/2025/PFT	Sandsky Constructions Pty Ltd	42 Barrams Road, South Ripley	Single Dwelling	30/06/2025	Approved	Plumbing Inspector
5774/2025/PFT	Checkpoint Building Surveyors	16 Zeil Way, White Rock	Single Dwelling	30/06/2025	Approved	Plumbing Inspector
6825/2025/PFT	Coral Homes QLD Pty Ltd	14 Red Ash Crescent, Deebing Heights	Single Dwelling	30/06/2025	Approved	Plumbing Inspector
6838/2025/PFT	Avia Homes Australia Pty Ltd	48 Alpine Circuit, Redbank Plains	Single Dwelling	30/06/2025	Approved	Plumbing Inspector
3748/2025/PPC	H Design Hydraulic Engineering Group Pty Ltd	7002 Junction Drive, Redbank Plains	Builders Site Temps	08/05/2025	Approved	Plumbing Inspector
4031/2025/PPC	Aqualogical Pty Ltd	227-243 School Road, Redbank Plains	Admin & Library Building	13/05/2025	Approved	Plumbing Inspector
4276/2025/PPC	Aqualogical Pty Ltd	227-243 School Road, Redbank Plains	Staines 2 GLA infill laundry	19/05/2025	Approved	Plumbing Inspector
4551/2025/PPC	Aqualogical Pty Ltd	63 Raceview Street, Raceview	Tenancy Fitout - Bros Kebabs Raceview	21/05/2025	Approved	Plumbing Inspector
4564/2025/PPC	Bsi Building Services Integration	103 Binnies Road, Ripley	Temporary Site Facilities	21/05/2025	Approved	Plumbing Inspector
1692/2025/PPC	Earthcert Building Approvals	9-21 Ebenezer Road, Ebenezer	Control Room - Unsewered	27/06/2025	Approved	Plumbing Inspector
1761/2025/PPC	MDA Consulting Engineers	189 Briggs Road, Flinders View	Infrastructure Pipework for future buildings	30/05/2025	Approved	Plumbing Inspector
1755/2025/PPC	H Design Hydraulic Engineering	200 Mount Juillerat Drive, Redbank Plains	Refurb of 7 - Eleven Store	28/05/2025	Approved	Plumbing Inspector
1836/2025/PPC	S.E QLD Waste Water Service	102 Champions Way, Willowbank	Unsewered Demountable Shower and Toilet Blocks	30/05/2025	Approved	Plumbing Inspector
1937/2025/PPC	MRP Hydraulic & Fire Services Consultants	16 Saunders Street, Raceview	Industrial Development	02/06/2025	Approved	Plumbing Inspector
1963/2025/PPC	H Design Hydraulic Engineering Group Pty Ltd	389 Redbank Plains Road, Redbank Plains	New Amenities	30/05/2025	Approved	Plumbing Inspector
5756/2025/PPC Printed: 1 July 2025	ADP Consulting Pty Ltd	162 Cumner Road, White Rock	Commercial Building - Chasers & Makers	18/06/2025	Approved	Plumbing Inspector Pag

24/06/2025

Approved

Plumbing Design & Drafting

55 Explorers Road, White Rock

5722/2025/PPC

Item 9 / Attachment 1.

3/22/2023/PPC	Plumbing Design & Draiting	55 Explorers Road, White Rock	Park Drinking Fountain	16/06/2025	Approved	Plumbing inspector
6102/2025/PPC	Bsi Building Services Integration	103 Binnies Road, Ripley	Drainage and Water Services	23/06/2025	Approved	Plumbing Inspector
DIVISION 1						
Delegated Authorit	ty: 463 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
3960/2025/PPR	Plumbcorp Queensland Pty Ltd	704-722 Rosewood Warrill View Road, Lower Mount Walker	Single Dwelling -Non Sewered	14/05/2025	Approved	Plumbing Inspector
4045/2025/PPR	REII Building Certification	20 Falvey Street, Ripley	Secondary dwelling	13/05/2025	Approved	Plumbing Inspector
4122/2025/PPR	Cooper Property Group	15 Coopers Road, Willowbank	Single Dwelling - Site 26	12/05/2025	Approved	Plumbing Inspector
4118/2025/PPR	Cooper Property Group	15 Coopers Road, Willowbank	Single Dwelling - Site 32	12/05/2025	Approved	Plumbing Inspector
4129/2025/PPR	Mr James Russell Pitts	113 Ipswich Street, Grandchester	Single Dwelling	14/05/2025	Approved	Plumbing Inspector
4177/2025/PPR	Queensland Wastewater Pty Ltd	192 Fischer Road, Ripley	On-Site Sewerage Facility Upgrade	21/05/2025	Approved	Plumbing Inspector
4357/2025/PPR	Active Building Approvals Pty Ltd	31 Shanahan Parade, Redbank Plains	Secondary Dwelling	27/05/2025	Approved	Plumbing Inspector
4397/2025/PPR	Karston Homes	5 Ferntree Street, Ripley	Single Dwelling and Secondary Dwelling	14/05/2025	Approved	Plumbing Inspector
4446/2025/PPR	Mr Anthony Charles Hopper and Ms Fiona Kathleen McGuckin	76 Jonquil Circuit, Flinders View	Single Dwelling	20/05/2025	Approved	Plumbing Inspector
4726/2025/PPR	Stockland Land Lease Management Pty Ltd	162 Cumner Road, White Rock	Multi Residential Development - Site 1	29/05/2025	Approved	Plumbing Inspector
4723/2025/PPR	Stockland Land Lease Management Pty Ltd	162 Cumner Road, White Rock	Multi Residential Development - Site 12	28/05/2025	Approved	Plumbing Inspector
5038/2025/PPR	Active Building Approvals Pty Ltd	8A Samantha Street, Redbank Plains	Single Dwelling and Secondary Dwelling	02/06/2025	Approved	Plumbing Inspector
5296/2025/PPR	Mr Jason Graham Hall	73 Henty Drive, Redbank Plains	Secondary Dwelling	03/06/2025	Approved	Plumbing Inspector
5401/2025/PPR	Hallmark Homes	113 Lairhopes Road, Ebenezer	Non-sewered Single Dwelling	03/06/2025	Approved	Plumbing Inspector
5400/2025/PPR	Halcyon Constructions QLD Pty Ltd	162 Cumner Road, White Rock	Relocatable Dwelling - Site 14	04/06/2025	Approved	Plumbing Inspector
5395/2025/PPR	Stockland Land Lease Management Pty Ltd	162 Cumner Road, White Rock	Relocatable Dwelling, Garage & Patio - Site 002	04/06/2025	Approved	Plumbing Inspector
5347/2025/PPR	Stockland Land Lease Management Pty Ltd	162 Cumner Road, White Rock	Multi Residential Development - Site 13	03/06/2025	Approved	Plumbing Inspector
5424/2025/PPR	GMA Certification Group Pty Ltd	162 Cumner Road, White Rock	Relocatable Dwelling - Site 15	03/06/2025	Approved	Plumbing Inspector
5418/2025/PPR	Stockland Land Lease Management Pty Ltd	162 Cumner Road, White Rock	Relocatable Dwelling - Site 16	03/06/2025	Approved	Plumbing Inspector
5545/2025/PPR	Stockland Land Lease Management Pty Ltd	162 Cumner Road, White Rock	Single Dwelling - Site 03	04/06/2025	Approved	Plumbing Inspector
5571/2025/PPR	Stockland Land Lease Management Pty Ltd	162 Cumner Road, White Rock	Single Dwelling - Site 17	04/06/2025	Approved	Plumbing Inspector
5593/2025/PPR	Litzow & Sons Building Pty Ltd	200 Mary Street, Blackstone	Single Dwelling - Site 111	30/06/2025	Approved	Plumbing Inspector
5588/2025/PPR	Litzow & Sons Building Pty Ltd	200 Mary Street, Blackstone	Single Dwelling - Site 93	04/06/2025	Approved	Plumbing Inspector
5589/2025/PPR	Litzow & Sons Building Pty Ltd	200 Mary Street, Blackstone	Single Dwelling - Site 110	04/06/2025	Approved	Plumbing Inspector
5726/2025/PPR	Stockland Land Lease Management Pty Ltd	162 Cumner Road, White Rock	Relocatable Dwelling - Site 4	10/06/2025	Approved	Plumbing Inspector
5725/2025/PPR	Colliers Engineering and Design	162 Cumner Road, White Rock	Multi Residential Development- Internal Water and Sewer Mains	17/06/2025	Approved	Plumbing Inspector
5915/2025/PPR	DTZ Building Design Pty Ltd	22 Paradise Close, Deebing Heights	Single Dwelling and Secondary Dwelling	11/06/2025	Approved	Plumbing Inspector
5993/2025/PPR	Stockland LLC No.4 Pty Ltd	162 Cumner Road, White Rock	Single Dwelling - Site 18	17/06/2025	Approved	Plumbing Inspector
5995/2025/PPR	Stockland LLC No.4 Pty Ltd	162 Cumner Road, White Rock	Single Dwelling - Site 5	17/06/2025	Approved	Plumbing Inspector
6101/2025/PPR	Stockland LLC No.4 Pty Ltd	162 Cumner Road, White Rock	Single Dwelling - Site 19	17/06/2025	Approved	Plumbing Inspector
6261/2025/PPR	Stockland LLC No.4 Pty Ltd	162 Cumner Road, White Rock	Relocatable Dwelling - Site 006	20/06/2025	Approved	Plumbing Inspector
6263/2025/PPR	Stockland LLC No.4 Pty Ltd	162 Cumner Road, White Rock	Single Relocatable Dwelling - Site 060	20/06/2025	Approved	Plumbing Inspector
6296/2025/PPR	Fortitude Homes Pty Ltd	69 Blackstone Crescent, Ripley	Single Dwelling and Secondary Dwelling	19/06/2025	Approved	Plumbing Inspector
6404/2025/PPR	Miss Megan Margaret Cawkwell	2A Greenham Street, Raceview	Community Residence	26/06/2025	Approved	Plumbing Inspector
2702/2024/RAL	S R (Aust) Pty Ltd	10-12 Halletts Road, Redbank Plains	Reconfiguring a Lot - One (1) Lot into Five (5) Lots	09/06/2025	Refused	Development Assessment East Manager
Printed: 1 July 2025						Page 1 of

Park Drinking Fountain

16/06/2025

Approved

952/2025/RAL	Ms Winnie Wei Nee Teng and Mr Ming Hu Tiang	4 School Road, Redbank Plains	Reconfiguring a Lot - One (1) lot into three (3) lots plus access easement	07/05/2025	Approved	Development Assessment East Manager
2600/2025/RAL	NGBP Development Partnership	148-208 Swanbank Coal Road, Swanbank	Reconfiguring a Lot - One (1) Lot into Three (3) Lots	11/06/2025	Approved	Development Assessment West Manager
DIVISION 1						
Delegated Authority	y: 463 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
2766/2025/RAL	Night Fury Pty Ltd	24 Hayes Street, Raceview	Reconfiguring a Lot - One (1) lot into two (2) lots	29/05/2025	Approved	Development Assessment West Manager
3414/2025/RAL	Toohey Survey Pty Ltd	18 Russell Drive, Redbank Plains	Reconfiguring a Lot - One (1) lot into two (2) lots	13/05/2025	Approved	Development Assessment East Manager
3567/2025/RAL	Mrs Bliss Grayson and Mr Cameron Grayson	33 Queen Street, Blackstone	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	24/06/2025	Approved	Senior Planner (Development)
4072/2025/RAL	Mr Phi Hoang Leon Phan	26 Kentucky Street, Redbank Plains	Reconfiguring a Lot - One (1) lot into two (2) lots plus access easement	26/06/2025	Approved	Development Assessment East Manager
4663/2025/RAL	Steffan Harries	2 Jane Street, Redbank Plains	Reconfiguring a Lot - One (1) lot into two (2) lots	03/06/2025	Approved	Development Assessment East Manager
4298/2003/SSP/D	Cascade Property Management Pty Ltd	502/67 Cascade Street, Raceview	Lots 136, 137, 149-152 & 502 on SP351024 - Stage 7Biii	08/05/2025	Approved	Senior Development Compliance Officer
12300/2023/SSP/A	Ms Indika Liyanage	2 Greenham Street, Raceview	Lots 1 & 2 on SP344741	27/05/2025	Approved	Senior Development Compliance Officer
5226/2018/SSPRV/E	LandPartners	7001 Lucas Drive, White Rock	Montview Stage 4b - Lots 1-24 & 999 on SP348884	12/05/2025	Approved	Senior Development Compliance Officer
3547/2025/SSPRV	Sonto Pty Ltd	221 Barrams Road, South Ripley	Lots 1 & 2 on SP333507	26/05/2025	Approved	Senior Development Compliance Officer
7115/2023/SSPRV/A	Colville Johnstone Lawyers	26 Mia Street, Flinders View	Lots 1 & 2 on SP339865 - Resigning	19/05/2025	Approved	Senior Development Compliance Officer
5794/2023/SSPRV/A	Elmwood Development Pty Ltd	200-218 Barrams Road, White Rock	Lots 4-14, 20-50, 63-81, 901-902 on SP347895 - Elmwood Estate - Stage 1	19/05/2025	Approved	Senior Development Compliance Officer
3968/2025/SSPRV	Sonto Pty Ltd	67 Dominique Way, Flinders View	Lots 1 & 2 on SP344241	12/06/2025	Approved	Senior Development Compliance Officer
9/2022/SSPRV/G	Norris Clarke & O'Brien	7001 Ashwin Avenue, White Rock	Lots 5398 to 5431 and 99 on SP342595 - Providence East - Stage E07A	06/05/2025	Approved	Senior Development Compliance Officer
40/2015/SSPRV/AZ	Stockland Development	7001 Providence Parade, South Ripley	Lot 1230-1240 & 7062 on SP351201 - Stage 24	21/05/2025	Approved	Senior Development Compliance Officer
10/2015/SSPRV/BA	Stockland Development	7001 Providence Parade, South Ripley	Lots 2028-2034, 7060 & 8007 on SP345213 - Providence Stage 51D	20/05/2025	Approved	Senior Development Compliance Officer
0/2015/SSPRV/BB	Stockland Development	7001 Providence Parade, South Ripley	Lots 1915-1936, 1939-1944, 7063 & 8008 on SP351202 - Providence Stage 52A	20/05/2025	Approved	Senior Development Compliance Officer
0/2015/SSPRV/BC	Stockland Development Pty Limited	7001 Providence Parade, South Ripley	Lots 1535, 1536 & 8009 on SP345212 - Providence Stage 59C	20/05/2025	Approved	Senior Development Compliance Officer
241/2017/SSPRV/B	SMEC Australia Pty Ltd	7004 Grampian Drive, Deebing Heights	Lots 171-175, 190-199, 216-226 & 2002 on SP341372 - South Place - Stage 4	05/06/2025	Approved	Senior Development Compliance Officer
890/2025/SSPRV	East Coast Surveys (Aust) Pty Ltd	30 Auburn Crescent, Ripley	Lots 1 & 2 on SP348456	04/06/2025	Approved	Senior Development Compliance Officer
/2022/SSPRV/H	Norris Clarke & O'Brien	7001 Ashwin Avenue, White Rock	Lots 5221-5226, 5243-5248 & 999 on SP342598 - Providence East, Stage E10a	27/05/2025	Approved	Senior Development Compliance Officer
/2022/SSPRV/I	Norris Clarke & O'Brien	7001 Ashwin Avenue, White Rock	Providence East, Stage E09a - Lots 5249-5254, 5268-5270, 5298-5307, 5324-5328 & 999 on SP342597	27/05/2025	Approved	Senior Development Compliance Officer
6226/2018/SSPRV/F	LandPartners Pty Ltd	7001 Lucas Drive, White Rock	Montview Stage 4A - Lots 40-69 & 71-81 on SP348859	03/06/2025	Approved	Senior Development Compliance Officer
9904/2017/SSPRV/A	Norris Clarke & O'Brien Pty Ltd	Lot 207 Unnamed Road, Deebing Heights	Botanica, Stage A01 - Lots 74 to 77, 81 to 96, 999 on SP335758	30/05/2025	Approved	Senior Development Compliance Officer
9904/2017/SSPRV/B	Norris Clarke & O'Brien Pty Ltd	Lot 207 Unnamed Road, Deebing Heights	Botanica - Stages A02 & A08 - Lots 1 to 24, 901 & 999 on SP335759	29/05/2025	Approved	Senior Development Compliance Officer
9904/2017/SSPRV/C	Norris Clarke & O'Brien Pty Ltd	Lot 207 Unnamed Road, Deebing Heights	Botanica Stage A03 - Lots 25 to 51, 999 on SP335760	29/05/2025	Approved	Senior Development Compliance Officer
15486/2021/SSPRV/E	Intrapac Property	7001 Cumner Road, White Rock	White Rock - Precinct 3 - Stage 13 - Lots 3, 1301-1356 & 1396-1399 on SP346881	25/06/2025	Approved	Senior Development Compliance Officer
3560/2025/SSPRV/A	Satterley Property Group Pty Ltd	491 Ripley Road, Ripley	Lot 600 on SP343563	12/06/2025	Approved	Senior Development Compliance Officer
DIVISION 2						
No Authority Assign	ed: 2 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
4650/2024/ENF	Ms Michele Gail Argles	88 Barossa Way, Spring Mountain	Dangerous Structure – Retaining Wall	29/05/2025	Approved	
5089/2023/NOE		96 Vedanta Drive, Springfield Lakes	Industrial Kitchen & Roller Blinds.(Retrospective Approval)	29/05/2025	Approved	
Delegated Authority						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
5547/2020/ADP	Cherish Enterprises Pty Ltd	7001 Mur Boulevard, Springfield	Development Permit – Area Development Plan – Reconfiguring a Lot for three (3) Lots into a maximum of nine hundred and eighty-two (982) Residential Lots, plus Open Space, Drainage and Roads; and Development Permit – Area Development Plan – Material Change of Use for Detached Houses not compliant with the self-assessable criteria.	14/05/2025	Approved	Development Assessment East Manager

Printed: 1 July 2025

3726/2025/ADP	Springfield Land Corp. (No.2) Pty Ltd	7005 Brookwater Drive, Brookwater	Area Development Plan - Reconfiguring a Lot - One (1) Lot into Two (2) Management Lots	10/06/2025	Approved	Development Assessment East Manager
2508/2025/BR	O'Brien Building Consultants Pty Ltd	17-19 Sandy Creek Avenue, Camira	Siting variation - Shed	10/06/2025	Approved	Building Regulatory Officer
4075/2025/BR	Building Certification Consultants Pty Ltd	229 Brisbane Road, Goodna	Amenity and Aesthetics - Demolition of a Hotel	08/05/2025	Approved	Building Regulatory Officer
4174/2025/BR	Approvals@Schuur.Au	34 Woodlands Avenue, Camira	Siting Variation - Carport	07/05/2025	Approved	Building Regulatory Officer
4406/2025/BR	Miss Haylea Rebecca Petrie	28 Conte Circuit, Augustine Heights	Amenity and aesthetics - Carport Siting variation - Carport	26/05/2025	Approved	Building Regulatory Officer
4580/2025/BR	Shield Building Approvals	24 Bluegum Drive, Camira	Siting Variation - Carport	29/05/2025	Approved	Building Regulatory Officer
4892/2025/BR	KC & ET Consultancy Pty Ltd	31 Daisy Street, Springfield Lakes	Siting Variation - Alterations to Existing Dwelling	02/06/2025	Approved	Building Regulatory Officer
4945/2025/BR	Building Approvals South East Pty Ltd	3 Kearney Street, Augustine Heights	Siting Variation - Patio	02/06/2025	Approved	Building Regulatory Officer
5661/2025/BR	Mr Anthony Malcolm Thorne	3 Rockford Drive, Bellbird Park	Siting variation - Carport and Shed	18/06/2025	Approved	Building Regulatory Officer
6460/2025/BR	Debret Pty Ltd	45 Czarnecki Street, Camira	Amenity and Aesthetics - Shed/Garage Siting Variation - Shed/Garage	30/06/2025	Approved	Building Regulatory Officer
703/2025/BW	A Shademan	6 Danube Crescent, Springfield	Shade Sail	08/05/2025	Approved	Building Certifier
4610/2024/LDR/A	Mr Peter Barbaro	74 Gateway Drive, Augustine Heights	Legal Document Request	27/05/2025	Approved	Senior Development Compliance Officer
1644/2024/MAMC/A	Engineering Applications (ENAP)	49 Cobalt Street, Carole Park	Minor Change - Material Change of Use - Special Industry (Extension)	23/05/2025	Approved	Development Assessment East Manager
12/2024/MAMC/A	LL Bellbird Pty Ltd	43-45 Harris Street, Bellbird Park	Minor Change - Material Change of Use - Community Use - (Child Care Centre)	09/05/2025	Approved	Development Assessment East Manager
6236/2022/MAMC/A	Arthella Investments Pty Ltd	90-92 Antimony Street, Carole Park	Minor Change - Material Change of Use - Extension to General Industry	23/05/2025	Approved	Development Assessment East Manager
6363/2024/MCU	Singh Brothers Retirement Fund Pty Ltd	1 Little Street, Goodna	Material Change of Use - Business Use (Office, Restaurant)	09/05/2025	Approved	Development Assessment East Manager
9671/2024/MCU	Nashware Pty Ltd	34 Janelle Street, Bellbird Park	Material Change of Use - Dual Occupancy	15/05/2025	Approved	Development Assessment East Manager
12920/2024/MCU	AEIOU Foundation	2-4 Cochrane Street, Camira	Material Change of Use - Community Use (Child Care Centre)	20/05/2025	Approved	Development Assessment East Manager
2358/2025/MCU	Mr Shaun Smith and Mrs Maria Incoronata Smith	102 Meier Road, Camira	Material Change of Use - Single Residential not compliant with the self assessable criteria and affected by a Development Constraints Overlay (overland flow path and Flooding)	09/05/2025	Approved	Development Assessment East Manager
9987/2018/NAME/A	SRCP (Springfield) Pty Ltd	7001 Russell Luhrs Way, Spring Mountain	Road and Continuation of an Existing Road & Park Naming - Springfield Rise - Village 16	21/05/2025	Approved	Senior Development Compliance Officer
1939/2025/OD	Forte Unit Trust	229 Brisbane Road, Goodna	Advertising Device - Billboard Sign (Major Entry Community Sign)	02/06/2025	Approved	Development Assessment East Manager
4465/2025/OD	16 Goodna Street Pty Ltd	16 Queen Street, Goodna	Advertising Devices (Seven (7) wall signs, three (3) ground signs, two (2) pole signs, and one (1) projecting sign)	28/05/2025	Approved	Development Assessment East Manager
12367/2024/OW	Lendlease Communities Pty Ltd	7001 Russell Luhrs Way, Spring Mountain	Road work, Drainage work, Earthworks - Springfield Rise Village 16 Package 1	13/06/2025	Approved	Engineering Delivery East Manager
1871/2025/OW	Harburg Nominees Pty Ltd	288 Brisbane Terrace, Goodna	Earthworks	06/06/2025	Approved	Engineering Delivery East Manager
2195/2025/OW	Bornhorst & Ward Pty Ltd	7004 Gateway Drive, Augustine Heights	Road work, Drainage work, Landscaping, Stormwater, Earthworks, Signage & Electrical Lighting	13/05/2025	Approved	Engineering Delivery East Manager
2509/2025/OW	Simforia Pty Ltd	18-20 Harry Street, Bellbird Park	Road work, Drainage work, Stormwater & Earthworks	26/05/2025	Approved	Engineering Delivery East Manager
3050/2025/OW	Enhance Property Investments No. 12 Pty Ltd	6-8 Woodcrest Way, Springfield	Footpath, signage and line marking works	06/05/2025	Approved	Engineering Delivery East Manager
3054/2025/OW	Mr Guo Wu	26-28 Verran Street, Bellbird Park	Stormwater and Earthworks	04/06/2025	Approved	Engineering Delivery East Manager
3140/2025/OW	Vee Design	7001 Russell Luhrs Way, Spring Mountain	Landscaping - Springfield Rise, Village 16 – Precinct 1 – Stages 1-4	30/05/2025	Approved	Engineering Delivery East Manager
3822/2025/OW	A&e Direct Consulting Pty Ltd	8-10 Katandra Crescent, Bellbird Park	Earthworks, Stormwater Drainage	09/06/2025	Approved	Engineering Delivery East Manager
DIVISION 2						
Delegated Authorit	y: 86 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
3821/2025/OW	Vee Design	7001 Russell Luhrs Way, Spring Mountain	Landscaping - Springfield Rise, Village 16 – Precinct 2 – Stages 10-13	17/06/2025	Approved	Engineering Delivery East Manager
4026/2025/OW	Vee Design	7001 Russell Luhrs Way, Spring Mountain	Landscaping - Springfield Rise, Village 16 – Precinct 3 – Stages 5-9	16/06/2025	Approved	Engineering Delivery East Manager
4448/2025/OW	Vee Design	7001 Russell Luhrs Way, Spring Mountain	Landscaping - Springfield Rise, Village 16 - Precinct 1	25/06/2025	Approved	Engineering Delivery East Manager
4450/2025/OW	Vee Design	7001 Russell Luhrs Way, Spring Mountain	Landscaping - Springfield Rise, Village 16 - Precinct 5	27/06/2025	Approved	Engineering Delivery East Manager
4441/2025/PFT	Project BA	38 Champions Crescent, Brookwater	Single Dwelling	06/05/2025	Approved	Plumbing Inspector
4439/2025/PFT	Project BA	66 Greg Norman Circuit, Brookwater	Single Dwelling	06/05/2025	Approved	Plumbing Inspector
4525/2025/PFT	Apex Certification & Consulting Pty Ltd	94 Russell Luhrs Way, Spring Mountain	Single Dwelling	07/05/2025	Approved	Plumbing Inspector
Printed: 1 July 2025						Page 1 of 23

4566/2025/PFT	Bold Properties	67 Barham Way, Spring Mountain	Single Dwelling	08/05/2025	Approved	Plumbing Inspector	
4556/2025/PFT	REII Building Certification	65 Greg Norman Circuit, Brookwater	Single Dwelling	08/05/2025	Approved	Plumbing Inspector	
4541/2025/PFT	Ali And Son Building Construction	26 Torres Way, Spring Mountain	Single Dwelling	08/05/2025	Approved	Plumbing Inspector	
4538/2025/PFT	Plantation Homes	42 Brooklyn Circuit, Spring Mountain	Single Dwelling	08/05/2025	Approved	Plumbing Inspector	
4628/2025/PFT	Coral Homes QLD Pty Ltd	33A Josephine Street, Camira	Single Dwelling	13/05/2025	Approved	Plumbing Inspector	
4894/2025/PFT	TJB Building Certifiers Pty Ltd	86 Belvedere Drive, Spring Mountain	Single dwelling	20/05/2025	Approved	Plumbing Inspector	
4957/2025/PFT	Brighton Homes Queensland	100 Belvedere Drive, Spring Mountain	Single Dwelling	21/05/2025	Approved	Plumbing Inspector	
4962/2025/PFT	Capital Building Approvals Pty Ltd	9 Houghton Street, Spring Mountain	Single Dwelling	21/05/2025	Approved	Plumbing Inspector	
, ,							
4998/2025/PFT	Checkpoint Building Surveyors	9 Chesapeake Close, Spring Mountain	Single Dwelling	23/05/2025	Approved	Plumbing Inspector	
5064/2025/PFT	Buildcert QLD Pty Ltd	5 Yucatan Crescent, Spring Mountain	Single Dwelling	26/05/2025	Approved	Plumbing Inspector	
5098/2025/PFT	PB3 Building Certification Pty Ltd	1 Rufous Crescent, Brookwater	Single Dwelling	26/05/2025	Approved	Plumbing Inspector	
5095/2025/PFT	Metricon Homes Pty Ltd	48 Himalayan Crescent, Spring Mountain	Single Dwelling	26/05/2025	Approved	Plumbing Inspector	
5200/2025/PFT	Platinum Building Approvals Pty Ltd	46 Gladesville Way, Spring Mountain	Single Dwelling	27/05/2025	Approved	Plumbing Inspector	
5841/2025/PFT	Stroud Homes Brisbane West	10 Noble Place, Goodna	Single Dwelling	10/06/2025	Approved	Plumbing Inspector	
6130/2025/PFT	Yellowwood Building Group	44 Bertha Street, Goodna	Single Dwelling	17/06/2025	Approved	Plumbing Inspector	
6511/2025/PFT	Dixon Homes Pty Ltd	108 Johnston Street, Bellbird Park	Single Dwelling	24/06/2025	Approved	Plumbing Inspector	
6518/2025/PFT	REII Building Certification	3 Mundaring Way, Spring Mountain	Single Dwelling	24/06/2025	Approved	Plumbing Inspector	
2284/2025/PPC	H Design Hydraulic Engineering Group Pty Ltd	7006 Gateway Drive, Augustine Heights	Dealership A	12/06/2025	Approved	Plumbing Inspector	
2289/2025/PPC	H Design Hydraulic Engineering Group Pty Ltd	7004 Gateway Drive, Augustine Heights	Dealership B	28/05/2025	Approved	Plumbing Inspector	
3798/2025/PPC	Jha Consulting Engineers	34-40 Antimony Street, Carole Park	Warehouse & Office	06/05/2025	Approved	Plumbing Inspector	
3813/2025/PPC	Aqualogical Pty Ltd	49 Cobalt Street, Carole Park	Fire Services	06/05/2025	Approved	Plumbing Inspector	
3926/2025/PPC	Multitech Solutions	1-35 Cobalt Street, Carole Park	Temporary Demountable Site Buildings - Sewered	08/05/2025	Approved	Plumbing Inspector	
4265/2025/PPC	Interior Engineering	95 Southern Cross Circuit, Springfield	Medical Centre Renovation	19/05/2025	Approved	Plumbing Inspector	
	-	Central				-	
4451/2025/PPC	H Design Hydraulic Engineering Group Pty Ltd	7004 Gateway Drive, Augustine Heights	Builders Temporary Fixtures	20/05/2025	Approved	Plumbing Inspector	
4597/2025/PPC	GRK Plumbing	121 Mica Street, Carole Park	Two Storey Office block with Warehouse	08/05/2025	Approved	Plumbing Inspector	
4654/2025/PPC	MRP Hydraulic & Fire Services Consultants Pty Ltd	2 Steve Croft Circuit, Springfield	The Springfield Anglican College Banksia Amenities	26/05/2025	Approved	Plumbing Inspector	
4640/2025/PPC	MRP Hydraulic & Fire Services Consultants Pty Ltd	2 Steve Croft Circuit, Springfield	The Springfield Anglican College - Temporary Site Services	21/05/2025	Approved	Plumbing Inspector	
4834/2025/PPC	BRW Hydraulics Pty Ltd	1 Main Street, Springfield Central	Tenancy Fitout - Bibimcha	30/05/2025	Approved	Plumbing Inspector	
4938/2025/PPC	MRP Hydralic & Fire Services Consultants Pty Ltd	49 Cobalt Street, Carole Park	Battery charging building – Century Yuasa Batteries	02/06/2025	Approved	Plumbing Inspector	
5259/2025/PPC	BRW Hydraulics Pty Ltd	32-44 Mica Street, Carole Park	Warehouse - New Vault	03/06/2025	Approved	Plumbing Inspector	
5557/2025/PPC	BRW Hydraulics Pty Ltd	8 Smiths Road, Goodna	New Takeaway Restuarant - Guzman Y Gomez	24/06/2025	Approved	Plumbing Inspector	
6139/2025/PPC	East Coast Hydraulics	8 Smiths Road, Goodna	Afro Zone Supermarket Fit out	24/06/2025	Approved	Plumbing Inspector	
6536/2025/PPC	Southside Plumbing And Gas Pty Ltd	23-27 Commercial Drive, Springfield	Shops and Units Toilet Sewer Entry Point Relocation	30/06/2025	Approved	Plumbing Inspector	
DIVISION 2							
Delegated Authorit	ty: 86 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority	
6490/2025/PPC	Aqualogical Pty Ltd	15-25 Garnet Street, Carole Park	Sanitary Plumbing/Drainage; Trade Waste Plumbing/Drainage; Cold Water Services; Hot Water Services.	26/06/2025	Approved	Plumbing Inspector	
10487/2024/PPR	Ms Kit Yee Skinner	200 Brisbane Terrace, Goodna	Resited Dwelling	18/06/2025	Approved	Plumbing Inspector	
3955/2025/PPR	Mr Ronald Barry Nicol and Mrs Sandra	353-355 Old Logan Road, Camira	On-Site Sewerage Facility Upgrade	14/05/2025	Approved	Plumbing Inspector	
	Betty Nicol						
4198/2025/PPR	Angle Design And Project Management	218 Brisbane Terrace, Goodna	Class 1 Demountable	19/05/2025	Approved	Plumbing Inspector	
Printed: 1 July 2025							Page 1 of 23

4642/2025/PPR	Mr Dean Scott Tolhurst	26 Meier Road, Camira	Secondary Dwelling	22/05/2025	Approved	Plumbing Inspector
5422/2025/PPR	A1 Certifier Pty Ltd	8 Essex Court, Bellbird Park	Secondary Dwelling	03/06/2025	Approved	Plumbing Inspector
6573/2024/RAL	Mr Malcolm Eric Sempf and Mrs Venice Lea Aballe Sempf and Mr Michael Geoffrey Sempf and others	321 Jones Road, Bellbird Park	Reconfiguring a Lot - one (1) lot into two (2) lots	02/06/2025	Approved	Development Assessment East Manager
9214/2024/RAL	Baird & Hayes Surveyors And Town Planners	50 Katandra Crescent, Bellbird Park	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	02/06/2025	Approved	Development Assessment East Manager
10426/2024/RAL	Mrs Jennifer Mary Baker and Mr Stuart Geoffrey Baker	269 Jones Road, Bellbird Park	Reconfiguring a Lot - One (1) Lot into Three (3) Lots	03/06/2025	Approved	Development Assessment East Manager
1743/2025/RAL	Mr Daniel Peter Wignall and Mrs Burcu Taskin Wignall	75-77 Woodlands Avenue, Camira	Reconfiguring a Lot - One (1) lot into Two (2) lots	23/06/2025	Approved	Development Assessment East Manager
3710/2025/RAL	Springfield Land Corp. (No.2) Pty Ltd	7003 Sinnathamby Boulevard, Spring Mountain	Area Development Plan to Reconfiguring a Lot - Two (2) Management Lots into Three (3) Management Lots	06/05/2025	Approved	Development Assessment East Manager
4478/2022/SSP/A	Mr Dean Joseph Borg	12 Cairns Road, Camira	Lots 1 & 2 on SP339445	21/05/2025	Approved	Senior Development Compliance Officer
7778/2023/SSP/A	JV Partners QLD Pty Ltd	97 Johnston Street, Bellbird Park	lots 1-6 & 101 0n SP347429	03/06/2025	Approved	Senior Development Planning Compliance Officer
6220/2019/SSP/A	Mrs Rachel Aimee Cooke	20 Alice Street, Goodna	Lots 4 & 5 on SP344189	05/06/2025	Approved	Senior Development Compliance Officer
3710/2025/SSP/A	MNG LandPartners Pty Ltd	712 Sinnathamby Boulevard, Spring Mountain	Lots 1-3 on SP354209	12/06/2025	Approved	Senior Development Compliance Officer

DIVISION 3						
Delegated Authorit	y: 135 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
3811/2025/BORIST	HCE Engineers Pty Ltd	52 Hawkins Crescent, Bundamba	Building Over or Near a Stormwater Drain & Easement	30/05/2025	Approved	Engineering Delivery East Manager
3263/2025/BR	O'Brien Building Consultants Pty Ltd	74 Robertson Road, Eastern Heights	Siting Variation - Shed/Garage	09/05/2025	Approved	Building Regulatory Officer
3322/2025/BR	O'Brien Building Consultants Pty Ltd	10 Slack Street, North Booval	Siting Variation - Carport	09/05/2025	Approved	Building Regulatory Officer
3627/2025/BR	O'Brien Building Consultants Pty Ltd	32 Vineyard Street, One Mile	Amenity and Aesthetics - Carport Siting Variation - Carport	06/05/2025	Approved	Building Regulatory Officer
3823/2025/BR	Pronto Building Approvals	20 Edward Street, One Mile	Siting Variation - Patio	07/05/2025	Approved	Building Regulatory Officer
3890/2025/BR	The Certifier Pty Ltd	16 Jackes Street, Eastern Heights	Siting Variation - Alterations/Additions	07/05/2025	Approved	Building Regulatory Officer
3977/2025/BR	Clear Conscience Certification Pty Ltd	32 Cafferky Street, One Mile	Siting Variation - Shed/Garage	08/05/2025	Approved	Building Regulatory Officer
4103/2025/BR	TJB Building Certifiers Pty Ltd	142 Jacaranda Street, North Booval	Amenity and Aesthetics - Demolition of a Building - Dwelling and Shed/Carport	09/05/2025	Approved	Building Regulatory Officer
4074/2025/BR	Dixonbuild Pty Ltd (Qld)	1B Gledson Street, North Booval	Siting variation - Dwelling	12/05/2025	Approved	Building Regulatory Officer
4216/2025/BR	O'Brien Building Consultants Pty Ltd	32 T J Ryan Avenue, Collingwood Park	Siting Variation - Patio	12/05/2025	Approved	Building Regulatory Officer
4407/2025/BR	BA Certifiers Pty Ltd	44 Rowland Terrace, Coalfalls	Siting Variation - Carport	22/05/2025	Approved	Building Regulatory Officer
4385/2025/BR	Dynamic Building Approvals Pty Ltd	8 T J Ryan Avenue, Collingwood Park	Siting Variation - Shed	20/05/2025	Approved	Building Regulatory Officer
4387/2025/BR	Mrs Donna Jayne Smith	70 Darling Street West, West Ipswich	Siting Variation - Raise and Restumping of an Existing Dwelling	21/05/2025	Approved	Building Regulatory Officer
4613/2025/BR	Buildcert QLD Pty Ltd	9 Davidson Street, Basin Pocket	Siting variation - Shed	06/06/2025	Approved	Building Regulatory Officer
4656/2025/BR	Building Approvals & Advice	13 Fisher Street, Collingwood Park	Siting Variation - Carport	27/05/2025	Approved	Building Regulatory Officer
4711/2025/BR	Dixonbuild Pty Ltd (Qld)	204 Old Ipswich Road, Riverview	Siting Variation - Dwelling	29/05/2025	Approved	Building Regulatory Officer
4766/2025/BR	Building Approvals & Advice	1 Walkers Lane, Booval	Siting variation - Alterations/Additions	30/05/2025	Approved	Building Regulatory Officer
4947/2025/BR	O'Brien Building Consultants Pty Ltd	72 Lawrie Drive, Collingwood Park	Siting Variation - Carport	09/06/2025	Approved	Building Regulatory Officer
5067/2025/BR	Precision Building Certification	16 Boronia Court, Collingwood Park	Siting Variation - Carport	10/06/2025	Approved	Building Regulatory Officer
5255/2025/BR	O'Brien Building Consultants Pty Ltd	3 Vince Court, Collingwood Park	Amenity and aesthetics - Shed	11/06/2025	Approved	Building Regulatory Officer
5425/2025/BR	Mr Rodney Joseph Plant	12 Caithness Street, North Booval	Amenity and aesthetics - Shed	11/06/2025	Approved	Building Regulatory Officer
5443/2025/BR	Precision Building Certification	34 Teape Street, Silkstone	Siting variation - Patio & Carport	12/06/2025	Approved	Building Regulatory Officer
5468/2025/BR	Pronto Building Approvals	174 Glebe Road, Booval	Siting variation - Carport	12/06/2025	Approved	Building Regulatory Officer
5495/2025/BR	Mr Adam John Wardell	15 Park Street, Ipswich	Siting Variation - Studio	12/06/2025	Approved	Building Regulatory Officer
5496/2025/BR	Just Sheds	15 Whitwood Road, Ebbw Vale	Siting variation - Carport	09/06/2025	Approved	Building Regulatory Officer
5664/2025/BR	Mr Stephen Glenn Leach	6 Grenville Street, Basin Pocket	Siting variation - Garage	18/06/2025	Approved	Building Regulatory Officer
5662/2025/BR	Mrs Ljiljana McLennan and	28 Lusitania Street, Newtown	Siting variation - Patio and Shed	23/06/2025	Approved	Building Regulatory Officer
Printed: 1 July 2025						Page 1 o

5694/2025/BR

1706/2025/OD

2028/2025/OD

Project BA

Mr Robert Peter Stirling Colton and

Mrs Robyn Lynette Colton

Mr Kim Broughton McLennan

8 Videroni Street, Booval

37 River Road, Dinmore

42 Cribb Street, Sadliers Crossing

Mr Simon James Wiseman

Item 9 / Attachment 1.

6175/2025/BR	Just Sheds	55 Cothill Road, Silkstone	Siting Variation - Shed Amenity and Aesthetics - Oversized Shed	27/06/2025	Approved	Building Regulatory Officer
6222/2025/BR	Apex Certification & Consulting Pty Ltd	3 Challinor Street, West Ipswich	Siting variation - Dwelling	27/06/2025	Approved	Building Regulatory Officer
6251/2025/BR	Precision Building Certification	14 Watson Street, East Ipswich	Siting Variation - Carport	26/06/2025	Approved	Building Regulatory Officer
6403/2025/BR	O'Brien Building Consultants Pty Ltd	74 Vineyard Street, One Mile	Siting Variation - Carport	27/06/2025	Approved	Building Regulatory Officer
6484/2025/BR	Plantation Homes	54 Alfred Rose Crescent, Collingwood Park	Siting variation - Dwelling	30/06/2025	Approved	Building Regulatory Officer
6555/2025/BR	Integrated Construction Approvals	14 Madden Street, Collingwood Park	Siting Variation - Patio	30/06/2025	Approved	Building Regulatory Officer
5378/2025/BW	Mr Chris Hilton	179 Glebe Road, Silkstone	Shade Structure	25/06/2025	Approved	Building Certifier
2642/2024/CA	VCA Alpha Pty Ltd and LCA Gamma Pty Ltd	28 Nimmo Street, Booval	Reconfiguring a Lot - Two (2) lots into Four (4) lots Material Change of Use - Dual Occupancy x 2, Multiple Residential (6 units)	09/06/2025	Approved	Development Assessment Central Manager
6929/2024/CA	Brinmi Pty Ltd	37 Bergin Street, Booval	Material Change of Use - Multiple Residential (Three (3) Units) Reconfiguring a Lot - One (1) Lot into Two (2) Lots	29/05/2025	Approved	Development Assessment Central Manager
7614/2024/CA	EVP Access Industrial Park Pty Ltd	103 Riverview Road, Riverview	Material Change of Use - General Industry Reconfiguring a Lot - One (1) Lot into Two (2) Lots	15/05/2025	Approved	Development Assessment East Manager
7735/2024/CA	Mr Nigel John Pollard and Mrs Kathryn Louise Pollard	19 Alice Street, Silkstone	Reconfiguring a Lot - One (1) Lot into Two (2) Lots Material Change of Use - Dual Occupancy	23/06/2025	Approved	Development Assessment East Manager
DIVISION 3						
Delegated Authorit	y: 135 Application/s					
Application No.	Applicant	Address	Description (2)	Decision Date	Decision	Determining Authority
907/2025/CA	Beacon Community - A Baptist Church	57 Toongarra Road, Leichhardt	Reconfiguring a Lot - One (1) Lot into Three (3) Lots Material Change of Use – Single Residential Dwelling	06/06/2025	Approved	Senior Planner (Development)
2353/2010/MAEXT/E	Siva Pty Ltd	21A Dudleigh Street, Booval	Extension Application - Material Change of Use - Dual Occupancy	17/06/2025	Refused	Development Assessment Central Manager
11071/2023/MAMC/A	A Area 51 Indoor Entertainment Centre Pty	/	101 Hume Drive, Bundamba Minor Change - Material Cha	ange of Use - Busine	ss Use (Night Ma	rket) & 13/06/2025ApprovedDevelopment Assessn
entral Manager						
5558/2023/MAMC/A		62 Hanlon Street, Bundamba	Recreation Use (Indoor Recreation) Minor Change - Material Change of Use - Major Utility (STAGE 1 - Upgrade of an Existing Sources Burger Station)	09/06/2025	Approved	Development Assessment Central Manager
11351/2022/MAMC/E	Authority 3 Chum Street Pty Ltd	1 Chum Street, New Chum	Existing Sewerage Pump Station) Minor Change - Reconfiguring a Lot - Two (2) lots into Four (4) lots	05/06/2025	Approved	Development Assessment West Manager
1738/2023/MAMC/B	,	33 River Road, Bundamba	Minor Change - Material Change of Use - Multiple Residential (30 townhouses)	24/06/2025	Approved	Senior Planner (Development)
	Westphalen Developments Pty Ltd	219 Westphalen Drive, Riverview	Other Change - Reconfiguring a Lot – Two (2) Lots into Thirteen (13) Lots with common property and access easement, in stages	09/06/2025	Approved	Development Assessment East Manager
6760/2024/MCU	Casa Engineering (Brisbane) Pty Ltd	64 River Road, Redbank	Material Change of Use - General Industry (Outdoor Storage and Maintenance Shed)	14/05/2025	Approved	Development Assessment East Manager
9195/2024/MCU	Dgs Brisbane Pty Ltd ATF Dgs Brisbane Trust	77 Brisbane Road, Redbank	Material Change of Use - Business Use (Shopping Centre)	12/05/2025	Approved	Development Assessment East Manager
9668/2024/MCU	Mr Thomas William Douglas	28 Bremer Parade, Basin Pocket	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining, Difficult Topography & Flooding)	12/05/2025	Approved	Senior Planner (Development)
12020/2024/MCU	Manos Projects Pty Ltd	12 Butter Factory Road, North Booval	Material Change of Use - Multiple Residential (Nursing Home - 117 Beds and Retirement Community - 206 Units)	18/06/2025	Approved	Development Assessment Central Manager
			Retirement Community - 200 Omis)			
12511/2024/MCU	Goodman Property Services (Aust) Pty Ltd	43 Weedman Street, Redbank	Material Change of Use - Service/Trades Use (Warehouse)	22/05/2025	Approved	Development Assessment East Manager
12511/2024/MCU 3090/2025/MCU		43 Weedman Street, Redbank 148 South Station Road, Silkstone	· · · · · · · · · · · · · · · · · · ·	22/05/2025 08/05/2025	Approved Approved	Development Assessment East Manager Senior Planner (Development)
	Ltd	·	Material Change of Use - Service/Trades Use (Warehouse)			·

Amenity and Aesthetics - Demolition of a Dwelling

12/06/2025

Approved

Approved

Approved

Senior Planner (Development)

Senior Planner (Development)

20/05/2025

23/06/2025

Building Regulatory Officer

Printed: 1 July 2025

Carrying out building work not associated with a

Residential in a Character Zone (raise and restump, building underneath a character dwelling and

material change of use - Extension to a Single

in a Character Zone

carport)

Carrying out building work not associated with a material change of use - Shed

2087/2025/OD	Mrs Tracey Anne Jarrett and Mr Ronald Preston Jarrett	8 Bostock Street, Newtown	Carrying out building work not associated with a material change of use - Carport in a Character Zone	12/05/2025	Approved	Senior Planner (Development)
2119/2025/OD	Mr Glenn James Ball	8 Kendall Street, East Ipswich	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone and demolition of up to 20% of the existing pre-1946 building fabric	04/06/2025	Approved	Senior Planner (Development)
3064/2025/OD	Mr/Ms Arouny Wongsaene	6 Feeney Lane, East Ipswich	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (Closing in a side verandah where the original fabric is not retained, and the work is not capable of being reversed without significant damage to the original fabric).	26/05/2025	Approved	Senior Planner (Development)
4567/2025/OD	You Me and the Community Pty Ltd	39 Nicholas Street, Ipswich	Advertising Devices (various window and wall signs)	27/05/2025	Approved	Senior Development Compliance Officer
4964/2025/OD	Mr Brett Cameron Biddell and Ms Tracey Jayne Thomas	199 Blackstone Road, Silkstone	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (Extension, Deck, Double Carport, Swimming Pool and Pool Barrier)	19/06/2025	Approved	Senior Planner (Development)
5533/2025/OD	Just Sheds	6 Martin Street, Woodend	Carrying out building work not associated with a material change of use - Storage Shed & Carport in a Character Zone	18/06/2025	Approved	Senior Planner (Development)
13930/2024/OW	Mr Jasper Edward Charles Brown	19 Old Toowoomba Road, One Mile	Stormwater, Earthworks	12/05/2025	Approved	Engineering Delivery East Manager
10/2025/OW	Meliora Engineering	28 Gliderway Street, Bundamba	Road work, Drainage work, Stormwater & Earthworks	08/05/2025	Approved	Engineering Delivery East Manager
1808/2025/OW	CV Infrastructure Services Pty Ltd	6 Weedman Street, Redbank	Rate 3 Streetlighting	20/06/2025	Approved	Engineering Delivery East Manager
2445/2025/OW	Goodman Property Services	14 Weedman Street, Redbank	Roadworks and Stormwater	06/05/2025	Approved	Engineering Delivery East Manager
2899/2025/OW	SKF Development Collingwood Park Pty Ltd	7000 Isabella Street, Collingwood Park	Road work, Stormwater, Drainage work, Earthworks, Landscaping and Clearing vegetation	03/06/2025	Approved	Engineering Delivery East Manager
2960/2025/OW	SKF Development Collingwood Park Pty Ltd	7000 Isabella Street, Collingwood Park	Park Embellishment Works - Forest Brook Estate Stage 6	20/05/2025	Approved	Engineering Delivery East Manager

DIVISION 3						
Delegated Authority	y: 135 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
3419/2025/OW	Andrew Gold Landscape Architecture	52 Hawkins Crescent, Bundamba	Landscaping	13/06/2025	Approved	Engineering Delivery East Manager
3796/2025/OW	McDonalds Australia Limited	7001 Collingwood Drive, Collingwood Park	Landscaping	09/06/2025	Approved	Engineering Delivery East Manager
3817/2025/OW	SKF Development Collingwood Park Pty Ltd	6 Hawkins Crescent, Bundamba	Road Work, Drainage Work, Stormwater, Earthworks	10/06/2025	Approved	Engineering Delivery East Manager
4838/2025/OW	SKF Development Bundamba Pty Ltd	6 Hawkins Crescent, Bundamba	Landscaping	13/06/2025	Approved	Engineering Delivery East Manager
4725/2025/PFT	Buildable Approvals	51 Elder Parade, Collingwood Park	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4765/2025/PFT	Avia Homes Australia Pty Ltd	6 Harvard Street, Collingwood Park	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4833/2025/PFT	Buildable Approvals	45 Pyrite Crescent, Collingwood Park	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4897/2025/PFT	Avia Homes Australia Pty Ltd	9 Yale Street, Collingwood Park	Single Dwelling	20/05/2025	Approved	Plumbing Inspector
4988/2025/PFT	Silkwood Homes Pty Ltd	5 Harvard Street, Collingwood Park	Single dwelling	22/05/2025	Approved	Plumbing Inspector
5056/2025/PFT	Dixon Homes	46 Innes Crescent, Bundamba	Single Dwelling	26/05/2025	Approved	Plumbing Inspector
5062/2025/PFT	Avia Homes Australia Pty Ltd	32 Bellflower Street, Collingwood Park	Single Dwelling	26/05/2025	Approved	Plumbing Inspector
5051/2025/PFT	Silkwood Homes Pty Ltd	8 Harvard Street, Collingwood Park	Single Dwelling	26/05/2025	Approved	Plumbing Inspector
5063/2025/PFT	Avia Homes Australia Pty Ltd	10 Harvard Street, Collingwood Park	Single Dwelling	26/05/2025	Approved	Plumbing Inspector
5085/2025/PFT	Buildable Approvals	47 Elder Parade, Collingwood Park	Single Dwelling	26/05/2025	Approved	Plumbing Inspector
5231/2025/PFT	Silkwood Homes Pty Ltd	13 Yale Street, Collingwood Park	Single Dwelling	27/05/2025	Approved	Plumbing Inspector
5297/2025/PFT	Hallmark Homes Pty Ltd	96 John Drive, Collingwood Park	Single Dwelling	28/05/2025	Approved	Plumbing Inspector
5438/2025/PFT	Silkwood Homes Pty Ltd	8 Cooper Drive, Collingwood Park	Single Dwelling	30/05/2025	Approved	Plumbing Inspector
5646/2025/PFT	Karston Homes	5 Yale Street, Collingwood Park	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5681/2025/PFT	Karston Homes	3 Yale Street, Collingwood Park	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5697/2025/PFT	Silkwood Homes Pty Ltd	3 Harvard Street, Collingwood Park	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5690/2025/PFT	Coral Homes QLD Pty Ltd	86 John Drive, Collingwood Park	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5742/2025/PFT	Karston Homes	12 Harvard Street, Collingwood Park	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
5730/2025/PFT	Buildable Approvals	49 Elder Parade, Collingwood Park	Single Dwelling	06/06/2025	Approved	Plumbing Inspector
Printed: 1 July 2025						Page 1 of 23

23

Yellowfin Building Group Pty Ltd

Karston Homes

Karston Homes

Buildable Approvals

1 Carol Memorial Road, Collingwood Park

11 Yale Street, Collingwood Park

94 John Drive, Collingwood Park

11 Harvard Street, Collingwood Park

Single Dwelling

Single Dwelling

Single Dwelling

Single Dwelling

5997/2025/PFT

5981/2025/PFT

5976/2025/PFT

5977/2025/PFT

Item 9 / Attachment 1.

3377/2023/111	bulldable Approvais	54 John Drive, coming wood rank	Single Dwelling	12/00/2023	Approved	riumbing inspector
6136/2025/PFT	Silkwood Homes Pty Ltd	41 Soapberry Circuit, Collingwood Park	Single Dwelling	17/06/2025	Approved	Plumbing Inspector
6244/2025/PFT	Checkpoint Building Surveyors	81 Blackall Street, Basin Pocket	Single Dwelling	17/06/2025	Approved	Plumbing Inspector
6221/2025/PFT	Avia Homes Australia Pty Ltd	7 Cornell Street, Collingwood Park	Single Dwelling	17/06/2025	Approved	Plumbing Inspector
6344/2025/PFT	Brighton Homes Queensland	30 Laurina Close, Collingwood Park	Single Dwelling	19/06/2025	Approved	Plumbing Inspector
6411/2025/PFT	Checkpoint Building Surveyors	90 John Drive, Collingwood Park	Single Dwelling	20/06/2025	Approved	Plumbing Inspector
6473/2025/PFT	Avia Homes	14 Harvard Street, Collingwood Park	Single Dwelling	23/06/2025	Approved	Plumbing Inspector
6459/2025/PFT	Buildable Approvals	92 John Drive, Collingwood Park	Single Dwelling	23/06/2025	Approved	Plumbing Inspector
6653/2025/PFT	Checkpoint Building Surveyors	88 John Drive, Collingwood Park	Single Dwelling	26/06/2025	Approved	Plumbing Inspector
6622/2025/PFT	Silkwood Homes Pty Ltd	80 John Drive, Collingwood Park	Single Dwelling	26/06/2025	Approved	Plumbing Inspector
6749/2025/PFT	Karston Homes	54 Williams Street, Collingwood Park	Single Dwelling	30/06/2025	Approved	Plumbing Inspector
6773/2025/PFT	Avia Homes Australia Pty Ltd	1 Harvard Street, Collingwood Park	Single Dwelling	30/06/2025	Approved	Plumbing Inspector
4481/2025/PPC	Angle Design And Project Management	39 Hume Drive, Bundamba	New Water Rising Main and Drainage to demountable Toilet Blocks	21/05/2025	Approved	Plumbing Inspector
4560/2025/PPC	Stantec Australia Pty Ltd	8 Pring Street, Ipswich	Consult Suite Fit Out	28/05/2025	Approved	Plumbing Inspector
4650/2025/PPC	BRW Hydraulics Pty Ltd	37 Nicholas Street, Ipswich	Proposed Fitout of Vapiano Restaurant	22/05/2025	Approved	Plumbing Inspector
4930/2025/PPC	Aqualogical Pty Ltd	8 Nicholas Street, Ipswich	T2505010 Nautical Bowls Ipswich	02/06/2025	Approved	Plumbing Inspector
5321/2025/PPC	Chilton Woodward & Associates	52 Hawkins Crescent, Bundamba	Temporary amenities	04/06/2025	Approved	Plumbing Inspector
DIVISION 3						
Delegated Authorit	y: 135 Application/s					
		A.11	D inti-	Desiring Date	B. ditte	Data and the di
Application No. 5793/2025/PPC	Applicant Aqualogical Pty Ltd	Address 8 Milford Street, Ipswich	Description Level 1 - Carers	Decision Date 18/06/2025	Decision Approved	Determining Authority Plumbing Inspector
6092/2025/PPC	Pipework And Engineering Services Pty	81 East Street, Ipswich	Combined Fire Hydrant, Sprinkler & FHR System	24/06/2025	Approved	Plumbing Inspector
	Ltd					
6540/2025/PPC	Crown Plumbing Services	44 Brisbane Street, Ipswich	Install 2 new Trench Grates & Delete 2 Trench Grates	26/06/2025	Approved	Plumbing Inspector
6578/2025/PPC	Aqualogical Pty Ltd	8 Milford Street, Ipswich	T2506021 Reform Pilates Ipswich	30/06/2025	Approved	Plumbing Inspector
6604/2025/PPC	Platinum Hydraulic Design	8 Nicholas Street, Ipswich	Proposed Tenancy Fit-Out Helly Harry, The Burger Joint	27/06/2025	Approved	Plumbing Inspector
4466/2025/PPR	Active Building Approvals Pty Ltd	16 Countess Street, East Ipswich	Secondary Dwelling	20/05/2025	Approved	Plumbing Inspector
4532/2025/PPR	Focon Pty Ltd	24 Crown Street, Silkstone	Secondary Dwelling	21/05/2025	Approved	Plumbing Inspector
5054/2025/PPR	Ms Jennifer Catherine D'Ath	189 Eagle Street, Collingwood Park	Secondary Dwelling	02/06/2025	Approved	Plumbing Inspector
5145/2025/PPR	Affordable House Company	101 Glebe Road, Silkstone	Single Dwelling (dual occupancy)	18/06/2025	Approved	Plumbing Inspector
5152/2025/PPR	Affordable House Company	101 Glebe Road, Silkstone	Single Dwelling (dual occupancy)	18/06/2025	Approved	Plumbing Inspector
5148/2025/PPR	Affordable House Company	101 Glebe Road, Silkstone	Single Dwelling (dual occupancy)	18/06/2025	Approved	Plumbing Inspector
5155/2025/PPR	Affordable House Company	101 Glebe Road, Silkstone	Single Dwelling (dual occupancy)	18/06/2025	Approved	Plumbing Inspector
5232/2025/PPR	Ms Rebecca Maree Hofstetter	41 Macquarie Street, Silkstone	Single Dwelling Rooming Accommodation	10/06/2025	Approved	Plumbing Inspector
5716/2025/PPR	Active Building Approvals Pty Ltd	174 Glebe Road, Booval	Secondary Dwelling	10/06/2025	Approved	Plumbing Inspector
6057/2025/PPR	Civil Works Engineers	19 Old Toowoomba Road, One Mile	Services not Associated with Fixtures (1 Lot into 3 lots) including private fire main.	26/06/2025	Approved	Plumbing Inspector
6173/2025/PPR	Focon Pty Ltd	54 Cooinda Street, Eastern Heights	Secondary Dwelling	18/06/2025	Approved	Plumbing Inspector
6241/2025/PPR	Active Building Approvals Pty Ltd	7 Kevin Street, Riverview	Secondary Dwelling	25/06/2025	Approved	Plumbing Inspector
1438/2024/RAL	Ipswich YUPI Program Inc.	27 Bailey Street, Collingwood Park	Reconfiguring a Lot - Boundary Realignment Two (2) lots into two (2) lots	02/06/2025	Approved	Development Assessment East Manager
84/2025/RAL	Mr Jyoti Poul Mitra	41 Chubb Street, One Mile	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	23/06/2025	Approved	Senior Planner (Development)
5506/2025/RAL	Ms Hasinah Rahmatullah and Mr Charles Anthony Hoare	53 Lusitania Street, Newtown	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	23/06/2025	Approved	Development Assessment Central Manager
3768/2025/SSP	Mr Nicolas Esteban Guerrero Vargas	41 Creek Street, Bundamba	Lots 1 & 2 on SP307401	27/05/2025	Approved	Senior Development Planning Compliance Officer
3023/2024/SSP/A	Ms Nicole Davy	26A Mcgill Street, Basin Pocket	Lots 21 & 22 on SP350003	11/06/2025	Approved	Senior Development Compliance Officer
Printed: 1 July 2025						Page 1 of 23

13/06/2025

12/06/2025

12/06/2025

12/06/2025

Approved

Approved

Approved

Approved

Plumbing Inspector

Plumbing Inspector

Plumbing Inspector

Leading Surveys Pty Ltd

15 Coyne Street, One Mile

405/2020/SSP/A

Item 9 / Attachment 1.

Senior Development Compliance Officer

33/2020/331/A	Leading Surveys I ty Ltd	13 coyne street, one wine	1003 1 0 2 011 31 33 42 30	27/03/2023	Approved	Schlor Develophicht compliance officer
1801/2024/SSP/A	Kaza Family Pty Ltd	48 Cothill Road, Silkstone	Lots 1 & 2 on SP343739	25/06/2025	Approved	Senior Development Compliance Officer
0307/2024/SSP/A	Mr Bel Fleming	1 Access Place, Bundamba	Lots 11-13 on SP354683	23/06/2025	Approved	Development Planning Services Manager
VISION A						
VISION 4	u 144 Application /a					
elegated Authority						
oplication No.	Applicant Professional Cartification Crown Pty Ltd.	Address 140 Workshops Street, Brassall	Description Ruilding over a pear a starmwater drain. Dwelling Carage & Petaining Wall	Decision Date	Decision	Determining Authority Engineering Delivery West Manager
95/2025/BORIST	Professional Certification Group Pty Ltd	149 Workshops Street, Brassall	Building over or near a stormwater drain - Dwelling, Garage & Retaining Wall	18/06/2025	Approved	Engineering Delivery West Manager
188/2025/BR	Active Building Approvals Pty Ltd	9 Barty Close, Brassall	Amenity and Acethotics - Retaining wall	09/05/2025	Approved	Building Regulatory Officer
578/2025/BR	Stockman Sheds	27 Thornton Road, Chuwar	Amenity and Aesthetics - Shed	23/06/2025	Approved	Building Regulatory Officer
931/2025/BR	O'Brien Building Consultants Pty Ltd	1 Samuel Court, Yamanto	Siting variation - Shed	12/06/2025	Approved	Building Regulatory Officer
790/2025/BR	Mrs Kylie Faye Cross and Mr Warren John Cross	12 Clambell Court, Blacksoil	Amenity and Aesthetics - Shed Siting Variation - Shed	29/05/2025	Approved	Building Regulatory Officer
372/2025/BR	Construct 81	12 Clare Avenue, North Ipswich	Siting variation - Shed	07/05/2025	Approved	Building Regulatory Officer
986/2025/BR	Just Sheds	19 Lilley Terrace, Chuwar	Amenity and Aesthetics - Siting Variation - Carport	08/05/2025	Approved	Building Regulatory Officer
021/2025/BR	Mr Jonathan Hunt	11 Cyprus Street, Tivoli	Amenity and aesthetics - Shed	09/05/2025	Approved	Building Regulatory Officer
052/2025/BR	O'Brien Building Consultants Pty Ltd	11 Sherlock Street, Brassall	Amenity and Aesthetics - Shed/Garage	21/05/2025	Approved	Building Regulatory Officer
092/2025/BR	Mr Scott Anthony Suter	209 Wulkuraka Connection Road, Karrabin	Amenity and aesthetics - Shed	09/05/2025	Approved	Building Regulatory Officer
L00/2025/BR	Ms Kirsty Jane Bennett	72 Sandalwood Drive, Yamanto	Siting Variation - Carport	06/05/2025	Approved	Building Regulatory Officer
19/2025/BR	O'Brien Building Consultants Pty Ltd	5 St Aubins Drive, Brassall	Amenity and aesthetics - Carport Siting variation - Carport	07/05/2025	Approved	Building Regulatory Officer
345/2025/BR	Built Environment Consulting Pty Ltd	330 Raysource Road, Haigslea	Amenity and Aesthetics Consideration - Shed/Garage	15/05/2025	Approved	Building Regulatory Officer
143/2025/BR	Building Certification Consultants Pty Ltd	104 Blackwall Road, Chuwar	Amenity and Aesthetics - Reinstatement of a Dwelling	21/05/2025	Approved	Building Regulatory Officer
514/2025/BR	All Scale Asbestos & Demolition Pty Ltd	126 Nielsen Road, Rosewood	Amenity and Aesthetics - Demolition of a Building - Dwelling and Shed/Carport	20/05/2025	Approved	Building Regulatory Officer
508/2025/BR	Clear Conscience Certification Pty Ltd	94 Lansdowne Way, Chuwar	Amenity and Aesthetics - Carport/Awning Extension to Existing Shed	26/05/2025	Approved	Building Regulatory Officer
528/2025/BR	Precision Building Certification	7 Donald Place, Brassall	Siting variation - Carport	21/05/2025	Approved	Building Regulatory Officer
510/2025/BR	O'Brien Building Consultants Pty Ltd	6 Arabian Close, Yamanto	Siting variation - Carport	29/05/2025	Approved	Building Regulatory Officer
061/2025/BR	Project BA	87 Langland Circuit, Walloon	Amenity and Aesthetics - Demolition of a Building - Dwelling	03/06/2025	Approved	Building Regulatory Officer
L08/2025/BR	TJB Building Certifiers Pty Ltd	21 Songbird Street, North Ipswich	Siting variation - Dwelling	03/06/2025	Approved	Building Regulatory Officer
504/2025/BR	O'Brien Building Consultants Pty Ltd	216 Greet Road, The Bluff	Amenity and Aesthetics - Shed	11/06/2025	Approved	Building Regulatory Officer
338/2025/BR	AAA Building Consultants	57A Livingstone Lane, Ironbark	Amenity and Aesthetics - Shed	24/06/2025	Approved	Building Regulatory Officer
)84/2025/BR	Apex Certification & Consulting Pty Ltd	2 Clune Street, Brassall	Siting Variation - Carport	23/06/2025	Approved	Building Regulatory Officer
082/2025/BR	Ezibuilt Sheds	5 Lobb Street, Churchill	Amenity and Aesthetics - Shed/Garage	26/06/2025	Approved	Building Regulatory Officer
150/2025/BR	Mr Tristan John Devantier	47 Stanton Cross Drive, Karalee	Amenity and Aesthetics - Carport	26/06/2025	Approved	Building Regulatory Officer
242/2025/BR	Clear Conscience Certification Pty Ltd	10 Trevlac Street, Rosewood	Amenity and aesthetics - Carport	27/06/2025	Approved	Building Regulatory Officer
378/2025/BR	Project BA	88-110 Junction Road, Karalee	Amenity and Aesthetics - Demolition Buildings	25/06/2025	Approved	Building Regulatory Officer
29/2024/BW	White Industries	180-226 Karrabin Rosewood Road, Karrabin	Advertising Device -	One (1) Double-sided	Illuminated Sign	28/05/2025ApprovedBuilding Certifier
309/2022/CA	ID Walloon Developments Pty Ltd	246 Taylors Road, Walloon	Reconfiguring a Lot - Three (3) Lots into 831 residential lots, one (1) booster site, Local Parks, Linear Park and new roads	22/05/2025	Approved	Development Assessment Central Manager
			Material Change of Use - Plan of Development (Single Residential - 831 Dwellings)			
484/2024/CA	Vimgram Pty Ltd	136 Taylors Road, Walloon	Reconfiguring a Lot (three (3) lots into 66 lots, plus new road) Material Change of Use – Plan of Development (64 Single Residential Dwellings)	23/05/2025	Approved	Development Assessment Central Manager
90/2025/EXC	Liz Woollard	300-320 Warwick Road, Yamanto	Exemption Certificate	10/06/2025	Approved	Development Planning Services Manager
60/2020/MAEXT/A	Apothiki Pty Ltd	62 Downs Street, North Ipswich	Extension Application - Material Change of Use - Business Use (Medical Centre including an ancillary Pharmacy, Office and Professional Office)	29/05/2025	Approved	Development Assessment Central Manager
99/2014/MAEXT/D	Pommer Developments Pty Ltd	22 Pommer Street, Brassall	Extension to Currency Period Application - One (1) Lot into Five (5) Lots	15/05/2025	Approved	Development Assessment Central Manager
73/2018/MAEXT/B	Hwy A2 Properties Pty Ltd	1942-2056 Warrego Highway, Haigslea	Extension to Currency Period Application - Minor Change - Bulk Earthworks -	19/06/2025	Approved	Engineering Delivery West Manager
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Lots 1 & 2 on SP354236

27/05/2025

Approved

			Highway Service Centre			
10635/2019/MAEXT/A	Stonehawke Property Group Pty Ltd	1 Henry Street, Brassall	Extension Application - Reconfiguring a Lot - One (1) Lot into Sixteen (16) Lots and New Road	23/06/2025	Approved	Development Assessment Central Manager
L217/2017/MAEXT/C	Stonehawke Property Group Pty Ltd	1 Henry Street, Brassall	Extension Application - Reconfiguring a Lot - One (1) lot into 13 lots and new road over three (3) stages	23/06/2025	Approved	Development Assessment Central Manager
DIVISION 4						
Delegated Authority	: 144 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
20183/2021/MAEXT/B	Stonehawke Property Group Pty Ltd	1 Henry Street, Brassall	Extension Application - Road work, Drainage work & Earthworks	26/06/2025	Approved	Engineering Delivery West Manager
7067/2022/MAEXT/A	Stonehawke Property Group Pty Ltd	1 Henry Street, Brassall	Extension Application - Road work, Stormwater, Drainage work and Earthworks	26/06/2025	Approved	Engineering Delivery West Manager
18938/2021/MAEXT/A	SPG 23 Pty Ltd	157 Workshops Street, Brassall	Extension to Currency Period Application - Reconfiguring a Lot - One Lot (1) into Three (3) Lots	23/06/2025	Approved	Development Assessment Central Manager
5475/2004/MAEXT/E	SPG 23 Pty Ltd	157 Workshops Street, Brassall	Extension to Currency Period Application – Reconfiguring a lot (one (1) lot into 17 Lots)	23/06/2025	Approved	Development Assessment Central Manager
'564/2007/MAMC/E	Rosewood Green Property Pty Ltd	7001 Karrabin Rosewood Road, Rosewood	Minor Change - RAL- Two (2) Lot into 297 Lots; and Material Change of Use - Single Residential Dwellings on allotments affected by a Development Constraint Overlay – Underground Mining	11/06/2025	Approved	Development Assessment West Manager
3257/2020/MAMC/A	Dykman Consulting Pty Ltd	226 Pindari Drive, Mount Marrow	Minor Change - Reconfiguring a Lot - One (1) Lot into Twenty-Eight (28) Lots, Bushland Reserve, Stormwater Basin and New Road	10/06/2025	Approved	Development Assessment Central Manager
7582/2021/MAMC/A	Specialised Disposal Services	104-106 Berry Street, Yamanto	Minor Change - Material Change of Use - Special Industry (Chemical Storage Facility and Dismantling and Storage of Metal Materials/Goods)	23/05/2025	Approved	Development Assessment West Manager
5293/2009/MAMC/E	B Global (Aust) Pty Ltd	21C North Street, North Ipswich	Minor Change - Multiple Residential (100 Units)	13/06/2025	Approved	Acting Manager, Development Planning
487/2022/MAMC/B	Gibson Hotels Pty Ltd	1-3 Queen Street, Walloon	Minor Change - Material Change of Use - Business Use (Hotel & Shop)	13/05/2025	Approved	Senior Planner (Development)
			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			
7069/2024/MAMC/A	ID Walloon Developments Pty Ltd	33-135 Caledonian Road, Walloon	Minor Change - Material Change of Use - Plan of Development (199 dwelling houses)	17/06/2025	Approved	Acting Manager, Development Planning
2462/2014/MAMC/A	Ms Lena Ferguson	159 Edmond Street, Marburg	Reconfiguring a Lot - Two (2) Lots into 199 Lots Minor Change - Material Change of Use - Business Use (Veterinary Clinic) and Caretaker Residential	27/06/2025	Approved	Development Assessment West Manager
2058/2018/MAMC/A	Baird & Hayes Surveyors And Town Planners	26 Glossop Street, Brassall	Minor Change - Reconfiguring a Lot - One (1) Lot into Two (2) Lots	13/06/2025	Approved	Acting Manager, Development Planning
9768/2024/MCU	Baird & Hayes Surveyors And Town Planners	11 Frost Street, North Ipswich	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining)	29/05/2025	Approved	Senior Planner (Development)
13448/2024/MCU	JT Environmental	114-118 Berry Street, Yamanto	Material Change of Use - Service/Trades Use - Maintenance and Transport	24/06/2025	Approved	Development Assessment West Manager
400/2025/MCU	Baird & Hayes Surveyors And Town Planners	3 Karrabin Rosewood Road, Karrabin	Material Change of Use - Single Residential in a Rural C (Living) Zone affected by a Development Constraints Overlay (Rail Corridor Noise Impact Management Area)	27/05/2025	Approved	Development Assessment Central Manager
L422/2025/MCU	Ms Tammy Caldwell	110 Keates Road, Ashwell	Material Change of Use - Single Residential	30/06/2025	Approved	Senior Planner (Development)
935/2025/MCU	Baird & Hayes Surveyors And Town Planners	53 Thornton Road, Chuwar	Material Change of Use – Single Residential affected by a Development Constraints Overlay (Bushfire)	25/06/2025	Approved	Development Assessment East Manager
1209/2025/MCU	Built Environment Consulting Pty Ltd	189 Marburg Quarry Road, Marburg	Material Change of Use - Intensive Animal Husbandry (Horse Stable)	27/05/2025	Approved	Development Assessment West Manager
084/2025/MCU	Mr Garth Damien Moore	426 Haigslea Amberley Road, Walloon	Material Change of Use - Dual Occupancy (Relative's Accommodation)	25/06/2025	Approved	Senior Planner (Development)
130/2024/NAME/A	Atrio Property Pty Ltd	126 Nielsen Road, Rosewood	Road Naming	13/05/2025	Approved	Senior Development Compliance Officer
069/2024/NAME/A	ID Walloon Pty Ltd	33-135 Caledonian Road, Walloon	Dawn Stage 7-11 - Road Naming	12/06/2025	Approved	Senior Development Compliance Officer
71/2024/NAME/A	Hembrows Electrical Services	35 William Street, Marburg	Road Naming	17/06/2025	Approved	Senior Development Compliance Officer
947/2025/OD	Ms Annemieke Josina Gebhard and Mr William Jonathan Taylor	69 Pine Street, North Ipswich	Carrying out building work not associated with a material change of use - Shed in a Character Zone	20/05/2025	Approved	Senior Planner (Development)
2138/2025/OD	Mr Ashley Bell Mansfield	10 Stuart Court, Karalee	Carrying out building work not associated with a Material Change of Use - Extension to a Single Residential Affected by a Development Constraints Overlay (Mining, Difficult Topography, Flood)	13/05/2025	Approved	Development Assessment East Manager
Printed: 1 July 2025			, (Page
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Highway Service Centre

2963/2025/OD	Mr Lachlan Forbes Reid	3A Fitzgerald Street, North Ipswich	Carrying out building work not associated with a material change of use – Carport affected by a Development Constraints Overlay (OV5 Urban Catchment Flowpath)	15/05/2025	Approved	Development Assessment Central Manager
4770/2025/OD	Guardian Corporate Early Learning Centres Pty Ltd	1A Fahy Street, Brassall	Advertising Devices - one (1) awning fascia sign, one (1) wall sign and four (4) boundary fence signs	02/06/2025	Approved	Development Assessment Central Manager
5331/2025/OD	Sunstate Design & Construct Pty Ltd	35 Pine Mountain Road, North Ipswich	Carrying out Building Work not Associated with a Material Change of Use - Carport in a Character Zone, including Siting Relaxation	17/06/2025	Approved	Senior Planner (Development)

DIVISION 4						
Delegated Authority	: 144 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
6070/2025/OD	Mr Scott Davis	13 Canning Street, North Ipswich	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (raising and restumping a character dwelling)	17/06/2025	Approved	Senior Planner (Development)
11126/2024/OW	ID Walloon Developments Pty Ltd	33-135 Caledonian Road, Walloon	Dawn Estate, Swale Works - Bulk earthworks and associated scour protection to enable swale construction	30/05/2025	Approved	Engineering Delivery West Manager
12682/2024/OW	Wagner Real Estate Investment Pty Ltd	170 Toongarra Road, Wulkuraka	Road work, Landscaping	10/06/2025	Approved	Engineering Delivery West Manager
12792/2024/OW	Walloon Dental	7 Queen Street, Walloon	Road work, Stormwater & Earthworks	15/05/2025	Approved	Engineering Delivery West Manager
13646/2024/OW	Mr Christopher William Bennett	108 Dances Road, Mount Marrow	Road work, Drainage work & Clearing vegetation	20/05/2025	Approved	Engineering Delivery West Manager
191/2025/OW	Resiprop Pty Ltd	213 Taylors Road, Walloon	Highland Walloon Stage 1A - Electrical Reticulation and Rate 3 Streetlighting	12/05/2025	Approved	Engineering Delivery West Manager
1895/2025/OW	ID Walloon Pty Ltd	33-135 Caledonian Road, Walloon	Dawn, Stage 8 - Road work, Drainage work, Stormwater, Earthworks & Signage	22/05/2025	Approved	Engineering Delivery West Manager
2729/2025/OW	ID Walloon Pty Ltd	33-135 Caledonian Road, Walloon	Dawn , Stage 9 - Road work, Drainage work, Stormwater, Earthworks & Signage	05/06/2025	Approved	Engineering Delivery West Manager
2869/2025/OW	ID Walloon Pty Ltd	7001 Parkland Drive, Walloon	Dawn, Stage 7 - Landscaping	27/06/2025	Approved	Engineering Delivery West Manager
3539/2025/OW	Norfolk Estates Pty Ltd	227 Arthur Summervilles Road, Karalee	Road work, Stormwater, Drainage work, Earthworks - River Retreat Stage 8	24/06/2025	Approved	Engineering Delivery East Manager
3648/2025/OW	Mr Christopher Liam Dunne	17 Moores Pocket Road, Tivoli	Earthworks	27/06/2025	Approved	Engineering Delivery West Manager
3771/2025/OW	ID Walloon Pty Ltd	7001 Parkland Drive, Walloon	Dawn, Stage 8 – Landscaping	27/06/2025	Approved	Engineering Delivery West Manager
3786/2025/OW	ID Walloon Pty Ltd	7001 Parkland Drive, Walloon	Dawn, Stage 7 – Linear Park Landscaping	27/06/2025	Approved	Engineering Delivery West Manager
1097/2025/OW	Norfolk Estates Pty Ltd	227 Arthur Summervilles Road, Karalee	Landscaping - River Retreat Stage 8	20/06/2025	Approved	Engineering Delivery East Manager
1111/2025/OW	ID Walloon Developments Pty Ltd	33-135 Caledonian Road, Walloon	Dawn Stage 10, Walloon - Road work, Stormwater, Drainage work, Earthworks, Signage	27/06/2025	Approved	Engineering Delivery West Manager
4444/2025/PFT	TJB Building Certifiers Pty Ltd	3 Verrall Way, Walloon	Single Dwelling	06/05/2025	Approved	Plumbing Inspector
1543/2025/PFT	Karston Homes	23 Hewett Street, Walloon	Single Dwelling	08/05/2025	Approved	Plumbing Inspector
4749/2025/PFT	Metricon Homes	32 Freya Street, Brassall	Single Dwelling	15/05/2025	Approved	Plumbing Inspector
4896/2025/PFT	Creation Homes (QLD) Pty Ltd	26 Neilson Way, Walloon	Single Dwelling	20/05/2025	Approved	Plumbing Inspector
5212/2025/PFT	Apex Building & Development Consultants	40 Hewett Street, Walloon	Single Dwelling	27/05/2025	Approved	Plumbing Inspector
5429/2025/PFT	Apex Certification & Consulting Pty Ltd	7 Porter Way, Walloon	Single Dwelling	30/05/2025	Approved	Plumbing Inspector
5441/2025/PFT	TJB Building Certifiers Pty Ltd	42 Hewett Street, Walloon	Single Dwelling	30/05/2025	Approved	Plumbing Inspector
5465/2025/PFT	TJB Building Certifiers Pty Ltd	32 Hewett Street, Walloon	Single Dwelling	02/06/2025	Approved	Plumbing Inspector
5538/2025/PFT	Checkpoint Building Surveyors	7 Verrall Way, Walloon	Single Dwelling	03/06/2025	Approved	Plumbing Inspector
5581/2025/PFT	Checkpoint Building Surveyors	27 Hewett Street, Walloon	Single Dwelling	04/06/2025	Approved	Plumbing Inspector
5668/2025/PFT	A1 Certifier Pty Ltd	137 Haig Street, Brassall	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
675/2025/PFT	Torsion Homes Pty Ltd	9 Porter Way, Walloon	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5674/2025/PFT	Torsion Homes Pty Ltd	36 Hewett Street, Walloon	Single Dwelling	05/06/2025	Approved	Plumbing Inspector
5789/2025/PFT	Torsion Homes Pty Ltd	34 Hewett Street, Walloon	Single Dwelling	13/06/2025	Approved	Plumbing Inspector
5941/2025/PFT	Checkpoint Building Surveyors	5 Porter Way, Walloon	Single Dwelling	11/06/2025	Approved	Plumbing Inspector
5945/2025/PFT	Checkpoint Building Surveyors	30 Hewett Street, Walloon	Single Dwelling	12/06/2025	Approved	Plumbing Inspector
5988/2025/PFT	Karston Homes	20 Lawson Street, Walloon	Single Dwelling	13/06/2025	Approved	Plumbing Inspector
5983/2025/PFT	Karston Homes	24 Lawson Street, Walloon	Single Dwelling	12/06/2025	Approved	Plumbing Inspector
6027/2025/PFT Printed: 1 July 2025	TJB Building Certifiers Pty Ltd	21 Songbird Street, North Ipswich	Single Dwelling	13/06/2025	Approved	Plumbing Inspector

TJB Building Certifiers Pty Ltd

6046/2025/PFT

Item 9 / Attachment 1.

0040/2023/FF1	136 Bullullig Certifiers Pty Ltu	36 Hewell Street, Wallout	Single Dwelling	13/00/2023	Approved	Fidilibilig Hispector
6615/2025/PFT	Apex Certification & Consulting Pty Ltd	11 Porter Way, Walloon	Single Dwelling	30/06/2025	Approved	Plumbing Inspector
4184/2025/PPC	Hatchman Construction	1 Rosewood Road, Amberley	Temporary Site Facilities	15/05/2025	Approved	Plumbing Inspector
4579/2025/PPC	GMP Australia	140 Toongarra Road, Wulkuraka	Trade waste Upgrade Works	21/05/2025	Approved	Plumbing Inspector
6143/2025/PPC	Taylor Environmental	94 Oakleigh Colliery Road, Rosewood	Prefab Staff Amenities with Treatment Plant and Sprinklers	20/06/2025	Approved	Plumbing Inspector
2373/2025/PPR	TJB Building Certifiers Pty Ltd	19A Ash Street, Yamanto	Proposed Home Based Kitchen (Ollies Baked Goods)	23/06/2025	Approved	Plumbing Inspector
2530/2025/PPR	Valley Waste Water Pty Ltd	15-19 Clarefield Court, Thagoona	On-Site Sewerage Facility Upgrade	26/05/2025	Approved	Plumbing Inspector
		· -				
DIVISION 4						
Delegated Author	ity: 144 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
3877/2025/PPR	Maxfield's Wastewater	22 Archer Court, Karalee	On-Site Sewerage Facility Upgrade	07/05/2025	Approved	Plumbing Inspector
3896/2025/PPR	Brighton Homes Queensland	97 Caffery Drive, Haigslea	Non-Sewered Single Dwelling	06/05/2025	Approved	Plumbing Inspector
4038/2025/PPR	Groundup Construction (Qld) Pty Ltd	990-1004 Pine Mountain Road, Pine	Non- Sewered Single Dwelling	19/06/2025	Approved	Plumbing Inspector
,,		Mountain		,,		
4106/2025/PPR	Hallmark Homes	24-60 Greet Road, Lanefield	Non-Sewered Single Dwelling	14/05/2025	Approved	Plumbing Inspector
4131/2025/PPR	MBPC Australia Pty Ltd	152 Edmond Street, Marburg	On-Site Sewerage Facility Upgrade	14/05/2025	Approved	Plumbing Inspector
4155/2025/PPR	Lee & Sons Plumbing & Drainage	24 Balmoral Grove, Karalee	On-Site Sewerage Facility Upgrade	28/05/2025	Approved	Plumbing Inspector
4339/2025/PPR	All Scale Asbestos & Demolition Pty Ltd	126 Nielsen Road, Rosewood	Septic Decommission	13/05/2025	Approved	Plumbing Inspector
4389/2025/PPR	Lateral Certification Group	15 Holmes Street, North Ipswich	Detached Extension	19/05/2025	Approved	Plumbing Inspector
4515/2025/PPR	Desire Homes Pty Ltd	8 Bleakley Close, Haigslea	Non-Sewered Single Dwelling	20/05/2025	Approved	Plumbing Inspector
4637/2025/PPR	Don Evans Plumbers Pty Ltd	63 Carlock Promenade, Karalee	Proposed Office/Granny Flat in Existing Shed	22/05/2025	Approved	Plumbing Inspector
4738/2025/PPR	Platinum Building Approvals Pty Ltd	95 Allawah Road, Chuwar	Non - Sewered Single Dwelling	30/06/2025	Approved	Plumbing Inspector
4714/2025/PPR	Active Building Approvals Pty Ltd	22 Sheppey Place, Yamanto	Single Dwelling	29/05/2025	Approved	Plumbing Inspector
4734/2025/PPR	Dixon Homes	75-81 Hardings Road, Karrabin	Unsewered Secondary Dwelling	29/05/2025	Approved	Plumbing Inspector
5047/2025/PPR	Mr Jon Appleyard	34 Elanora Way, Karalee	Replace Existing Facility - non-sewered Dwelling	02/06/2025	Approved	Plumbing Inspector
5320/2025/PPR	Active Building Approvals Pty Ltd	230 Thagoona Haigslea Road, Mount Marrow	Non Sewered Single Dwelling - Alteration and Addition to Main Dwelling	06/06/2025	Approved	Plumbing Inspector
5427/2025/PPR	Mr David Michael Newport	77-99 Turnbull Road, Thagoona	Non-Sewered Secondary Shed with fixtures	13/06/2025	Approved	Plumbing Inspector
5635/2025/PPR	Akron Civil And Drainage Pty Ltd	22 Pommer Street, Brassall	Sewer Reconnection	12/06/2025	Approved	Plumbing Inspector
5636/2025/PPR	Bako Plumbing	42-50 Freeman Road, Tallegalla	Secondary Dwelling	12/06/2025	Approved	Plumbing Inspector
5579/2025/PPR	The Certifier Pty Ltd	146 Lewis Drive, Karalee	Secondary Dwelling	04/06/2025	Approved	Plumbing Inspector
5754/2025/PPR	Country - Wide Water Pty Ltd	70-72 Elaine Street, Karalee	On-Site Sewerage Facility Upgrade	06/06/2025	Approved	Plumbing Inspector
5723/2025/PPR	KR Smith Plumbing	61 North High Street, Brassall	Decommissioning of Septic and Connect to New Sewer Point	17/06/2025	Approved	Plumbing Inspector
5967/2025/PPR	Mb Plumbing Co	603-605 Junction Road, Barellan Point	Relocating On-Site Sewerage Facility	25/06/2025	Approved	Plumbing Inspector
5932/2025/PPR	Prostartplumbing Pty Ltd	9-11 Melbourne Street, Karalee	Non-Sewered Secondary Dwelling	23/06/2025	Approved	Plumbing Inspector
5961/2025/PPR	All Kind Industries Pty Ltd	5 Balmoral Grove, Karalee	On-site Sewerage Facility Upgrade	20/06/2025	Approved	Plumbing Inspector
5998/2025/PPR	H Design Hydraulic Engineering Group Pty Ltd	43 Karrabin Rosewood Road, Karrabin	Proposed Treatment Plant	27/06/2025	Approved	Plumbing Inspector
5996/2025/PPR	TJB Building Certifiers Pty Ltd	13 Besgrove Place, Haigslea	Non- Sewered Single Dwelling	19/06/2025	Approved	Plumbing Inspector
6067/2025/PPR	Aarcadia Homes Pty Ltd T/A Arista Homes	199 Arthur Summervilles Road, Karalee	Non-Sewered Single dwelling	24/06/2025	Approved	Plumbing Inspector
6116/2025/PPR	Hallmark Homes Pty Ltd	101 Caffery Drive, Haigslea	Non-Sewered Single Dwelling	25/06/2025	Approved	Plumbing Inspector
14377/2024/RAL	Bayley Developments Pty Ltd	89 Bayley Road, Blacksoil	Reconfiguring a Lot - one (1) lot into six (6) lots	06/06/2025	Approved	Senior Planner (Development)
2300/2025/RAL	Mrs Vicki Lorraine Burton	60 John Street, Rosewood	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	17/06/2025	Approved	Senior Planner (Development)
4259/2025/RAL	JC Telco Pty Ltd	57 Tallegalla Two Tree Hill Road, Tallegalla	Reconfiguring a Lot - Boundary Realignment (Two (2) Lots into Two (2) Lots)	28/05/2025	Approved	Development Assessment West Manager
4655/2025/RAL	4Wards Moving Forward Pty Ltd	11-15 Oxley Drive, Barellan Point	Reconfiguring a Lot - One (1) lot into two (2) lots	20/05/2025	Approved	Development Assessment East Manager
5455/2025/RAL	Harpreet Kaur	32 Albert Street, Rosewood	Reconfiguring a Lot - One (1) lot into three (3) lots and Access Easement	18/06/2025	Approved	Senior Planner (Development)
Printed: 1 July 2025						Page 1

13/06/2025

Approved

Plumbing Inspector

Single Dwelling

38 Hewett Street, Walloon

2110/2022/SSP/A	Mrs Helene Elizabeth Quin	116-118 Phillip Crescent, Barellan Point	Lots 1 & 2 on SP352142	07/05/2025	Approved	Senior Development Compliance Officer
3768/2023/SSP/A	Subdivision & Construction Management	29 Eleazar Drive, Blacksoil	Lots 1-4 on SP346593	26/05/2025	Approved	Senior Development Compliance Officer
7099/2024/SSP/A	Allira Farms Pty Ltd	12 Bellview Road, Haigslea	Lots 1-3 on SP353106	04/06/2025	Approved	Senior Development Compliance Officer
18642/2021/SSP/A	MNG LandPartners Pty Ltd	227 Arthur Summervilles Road, Karalee	Lots 1-21 & 801 on SP344062	29/05/2025	Approved	Senior Development Compliance Officer
636/2025/SSP/A	Vimgram Pty Ltd	126 Taylors Road, Walloon	Lots 5, 14 & 901 on SP354360	29/05/2025	Approved	Senior Development Compliance Officer
4011/2024/SSP/A	Mr Mohammed Beygi	154-162 Arthur Summervilles Road, Karalee		Lots 1 & 2 on SP350016	26/06/2025	ApprovedSenior Development Compliance Officer
6468/2025/SSP	IBB Investments Pty Ltd	61/2 Workshops Street, Brassall	Lots 67-70 on SP353118	25/06/2025	Approved	Senior Development Compliance Officer

Printed: 1 July 2025

Doc ID No: A11748832

ITEM: 10

SUBJECT: PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 1 JULY 2025

EXECUTIVE SUMMARY

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

RECOMMENDATION/S

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

RELATED PARTIES

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

IFUTURE THEME

Vibrant and Growing
Safe, Inclusive and Creative
Natural and Sustainable
A Trusted and Leading Organisation

PURPOSE OF REPORT/BACKGROUND

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

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

LEGAL IMPLICATIONS

This report and its recommendations are consistent with the following legislative provisions: Local Government Act 2009 Planning Act 2016
Planning Regulation 2017

POLICY IMPLICATIONS

N/A

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL/RESOURCE IMPLICATIONS

N/A

COMMUNITY AND OTHER CONSULTATION

The contents of this report did not require any community consultation.

CONCLUSION

The Planning and Regulatory Services Department are currently involved with several Planning and Environment Court and Supreme Court matters. Attachment 1 to this report provides a current status with respect to these matters.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS

RECEIVE AND NOTE REPORT

The recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1. Planning and Environment Court Action Status Report 🗓 🖺

Justin Bougoure

MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Brett Davey

GENERAL MANAGER (PLANNING AND REGULATORY SERVICES)

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



PLANNING AND REGULATORY SERVICES

Court Action Status Report

Below is a list of Development Applications with open court appeals.

Total Number of Appeals - 2

(as at 1 July 2025)

DIVISION 3

Riverview Estate Pt Ltd v Ipswich City Council & Chief Executive, Department of State Development, I

Register No: 225 Appeal Type: Applicant Appeal Appeal Appeal No: 549 of 2025

Application No: 351/2005/MAOC/A Received Date: 4/3/2025

Property: 70 Old Ipswich Road RIVERVIEW QLD 4303

Applicant: Riverview Estate Pty Ltd

Appeal Summary: This is an applicant appeal against the Referral Agency conditions of a development approval in relation to an Other Change application for an

existing development permit (2 lots into 52 lots).

In summary, the applicant has appealed a Referral Agency condition that requires the construction of a 5 metre high noise barrier. The notice of appeal identifies the condition is an unreasonable imposition on the development and is not reasonably required in relation to the

development or as a consequence of the development.

Status: Without prejudice discussions ongoing. Listed for review 14 July 2025.

DIVISION 4

Printed: 2 July 2025 Page 1 of 2

DIVISION 4

Kelly Consolidated Pty Ltd v Ipswich City Council & Anor

Register No: 218 Appeal Type: Submitter Appeal Submitter Appeal Submitter Appeal No: 1406/24

Application No: 1671/2023/MCU Received Date: 27/5/2024

Property: 20 Saleyards Road YAMANTO QLD 4305

Applicant:

Appeal Summary: This is a submitter appeal against Council's decision to part approve and part refuse an application for a Material Change of Use - Business

Use (Bulky Goods Sales and Shop). For clarity, Council approved the 'Bulky Goods Sales' component and refused the 'Shop' component.

The primary grounds for Kelly Consolidated Pty Ltd lodging the appeal against Council's decision are as follows:

(a) the proposed development does not comply with the relevant assessment benchmarks:

(i). the proposed development is not a land use which enjoys the explicit support of the planning scheme on the Land;

(ii).the proposed development the subject of the DA is not of a type or scale appropriate for the prevailing nature of the area and the particular circumstances of the sites and its surrounds having regard to the Kelly Approval and the undeveloped land located within the Yamanto Major Centre zone:

(iii)the proposed development will not support the intended business functions of the Yamanto Major Centre because it will limit the opportunities to develop the centre in accordance with the Kelly Approval, and will otherwise compromise and jeopardise the realisation of the Kelly Approval in a way which is inconsistent with the aspirations for the Yamanto Major Centre, particularly having regard to the function of the primary and secondary sub areas of the Major Centre Zone;

(iv). the proposed development does not cater to the needs of the local community because there is no need for the proposed development;

(v). there is no need for the proposed development the subject of the Development Application; and

(vi). as a matter of design, the proposed development is not capable of functioning in a way consistent with the land use for which approval is sought because it does not provide direct vehicular access for each tenancy;

(vii). which results in non-compliance with the following assessment benchmarks in the Planning Scheme:

A. s 4.3.3(1)(a)(ii) and (iii);

B. s 4.11.2(2)(b),(c) and (e);

C. s 4.11.4(6)(g)(i) and (ii)

(b) the identified non-compliances and the consequences of those non-compliances with the relevant assessment benchmarks cannot be remedied by the imposition of lawful development conditions.

(c) the consequences of the identified non-compliances with the relevant assessment benchmarks are of such a weight as to require the refusal of the development application because:

(i). the proposed development cuts across the centres' hierarchy identified in the Planning Scheme;

(ii). approval of the Development Application is contrary to good planning practice; and

(iii). if delivered, the proposed development will result in detriment to the local community given it cuts across the intentions of the Planning Scheme:

(d) there are no relevant matters of decisive weight, either individually or collectively, which would support approval of the Development Application.

Status: Preliminary steps are being taken in the matter. The matter is listed for review on 5 August 2025.

Printed: 2 July 2025 Page 2 of 2