



City of
Ipswich

AGENDA

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE

Tuesday, 14 October 2025
9:00 AM

Council Chambers, Level 8
1 Nicholas Street, Ipswich

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

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE AGENDA

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** Item includes confidential papers

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2025(09)

14 OCTOBER 2025

AGENDA

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

BUSINESS OUTSTANDING

CONFIRMATION OF MINUTES

1. **CONFIRMATION OF MINUTES OF THE INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2025(08) OF 16 SEPTEMBER 2025**

RECOMMENDATION

That the minutes of the Infrastructure, Planning and Assets Committee held on 16 September 2025 be confirmed.

OFFICERS' REPORTS

2. **SPRINGFIELD CENTRAL E-SCOOTER PILOT OUTCOMES REPORT**

This is a report concerning the electric scooter (e-scooter) pilot undertaken within the Springfield Central area and presents the findings including trip numbers, distances and time of trips within the controlled area. Safety findings and responses are also presented as well as community feedback on the trial.

RECOMMENDATION

- A. That the report be received and noted.
 - B. That the findings of this report be used to inform any future proposal for a shared micro-mobility scheme for the City of Ipswich.
-

3. PROVIDENCE TOWN CENTRE - PROVISIONAL OFFSET - MUNICIPAL INFRASTRUCTURE WORKS – TRUNK TRANSPORT AND WATER INFRASTRUCTURE (13425/2022/PDAEIO/A)

This report seeks Committee approval of a Provisional Offset claim submitted by AW Bidco 6 Pty Ltd for costs associated with the construction of trunk transport and water infrastructure associated with the Providence Secondary Urban Core East.

This is a routine transaction when dealing with major works for master planned infrastructure delivered by developers. The financial value of this particular matter triggers consideration by committee and Council.

RECOMMENDATION

That Council, as the Minister Economic Development Queensland (MEDQ) Delegate, issues a Provisional Offset notice to AW Bidco 6 Pty Ltd for Municipal Infrastructure Works – Trunk Transport and Water to the value of \$19,124,142.79 (indexed to July 2025 dollars, and including a 2% EDQ administration fee) as endorsed by EDQ.

4. ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY REPORT AUGUST 2025

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

RECOMMENDATION

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

5. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 29 August 2025 to 24 September 2025.

RECOMMENDATION

That the Exercise of Delegation report for the period 29 August 2025 to 24 September 2025 be received and the contents noted.

6. PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

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

RECOMMENDATION

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

NOTICES OF MOTION

MATTERS ARISING

QUESTIONS / GENERAL BUSINESS

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2025(08)

16 SEPTEMBER 2025

MINUTES

COUNCILLORS' ATTENDANCE:

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

COUNCILLOR'S APOLOGIES:

Mayor Teresa Harding

OFFICERS' ATTENDANCE:

Chief Executive Officer (Sonia Cooper), General Manager Asset and Infrastructure Services (Seren McKenzie), General Manager Planning and Regulatory Services (Brett Davey), Acting General Manager Environment and Sustainability (Phil A Smith), General Manager Corporate Services (Matt Smith), General Manager Community, Cultural and Economic Development (Ben Pole), Manager Infrastructure Strategy (Tony Dileo), Manager, Works and Field Services (Sonia Gollschewski), Team Lead (Transport and Traffic) (Berto Santana), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Manager City Design (Nathan Rule), Senior Communications and Policy Officer (Jodie Richter), Manager Media, Communications and Engagement (Mark Strong), Senior Media Officer (Darrell Giles) and Venue Technician (Max Moylan)

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

Councillor Andrew Antoniolli (Chairperson) invited the Acting Mayor Nicole Jonic to deliver the Acknowledgement of Country

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

BUSINESS OUTSTANDING

MATTER TO BE LIFTED FROM THE TABLE

RECOMMENDATION

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

That Item 1 titled Capital Investment in Provisional Projects – Procedure be lifted from the table.

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Jonic

Augustine

Doyle

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

MATTER DEFERRED TO LATER IN THE MEETING

RECOMMENDATION

Moved by Councillor Paul Tully:

Seconded by Acting Mayor Nicole Jonic:

That Item 1 be deferred for consideration later in the meeting.

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Jonic

Augustine

Doyle

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

1. CAPITAL INVESTMENT IN PROVISIONAL PROJECTS - PROCEDURE

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

At the 22 July 2025 meeting of the Infrastructure Planning and Assets Committee, this report was laid on the table for consideration at a future meeting.

RECOMMENDATION

Moved by Acting Mayor Nicole Jonic:

Seconded by Councillor Marnie Doyle:

That the report be received and the contents noted.

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Jonic

Augustine

Doyle

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

Attachments

1. Revised Capital Investment in Provisional Projects Procedure

CONFIRMATION OF MINUTES

2. CONFIRMATION OF MINUTES OF THE INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2025(07) OF 19 AUGUST 2025

RECOMMENDATION

Moved by Councillor Jim Madden:

Seconded by Councillor David Martin:

That the minutes of the Infrastructure, Planning and Assets Committee held on 19 August 2025 be confirmed.

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Jonic

Augustine

Doyle

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

3. 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 3 and 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

Moved by Councillor Andrew Antonioli:

Seconded by Councillor Marnie Doyle:

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 3 – Disability Access Improvements near Bill Paterson Oval at Limestone Park, Ipswich \$58,000**
- 2. Division 4 – Installation of a Speed Awareness Sign along Lobb Street, Churchill \$20,000**

AFFIRMATIVE

Councillors:

Antonioli

Tully

Jonic

Augustine

Doyle

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

4. PERSONAL TRIBUTES IN COUNCIL'S OPEN SPACE AND ROAD NETWORK - ASSESSMENT OF APPLICATION

This is a report concerning a *Personal Tribute in Council's Open Space and Road Network* application which has been received from Mrs Colleen Eggmolesse to commemorate the life of her late daughter.

MOVE INTO CLOSED SESSION

Moved by Councillor Andrew Antonioli:

Seconded by Councillor David Martin:

That in accordance with section 254J(3)(f) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 4 titled Personal Tributes in Council's Open Space and Road Network.

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Antonioli

Nil

Tully

Jonic

Augustine

Doyle

Martin

Madden

The motion was put and carried.

The meeting moved into closed session at 9.12 am.

MOVE INTO OPEN SESSION

Moved by Councillor Andrew Antonioli:

Seconded by Acting Mayor Nicole Jonic:

That the meeting move into open session.

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Antonioli

Nil

Tully

Jonic

Augustine

Doyle

Martin

Madden

The motion was put and carried.

The meeting moved into open session at 9.32 am.

RECOMMENDATION

A. That the contents of the report be received and noted.

- B. That the installation of a personal tribute on Flinders Drive, Leichhardt in memory of the late Kierra Lea Jensen not be supported, as the request does not meet the policy requirements.
- C. That the applicant be advised of the outcome of this report.

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Councillor Andrew Antonioli:

- A. That the subject of this report read Personal Tributes in Council's Road Network – Assessment of Application.**
- B. That the contents of the report be received and noted.**
- C. That the installation of a personal tribute on Flinders Drive, Leichhardt is not supported, as the request does not meet the policy requirements.**
- D. That the applicant be advised of the outcome of this report and the reasons that the application did not meet the policy requirements.**

AFFIRMATIVE

Councillors:

Antonioli

Tully

Jonic

Augustine

Doyle

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

5. **ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY REPORT
JULY 2025**

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

RECOMMENDATION

Moved by Councillor Andrew Antonioli:

Seconded by Acting Mayor Nicole Jonic:

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

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Jonic

Augustine

Doyle

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

6. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 1 July 2025 to 29 July 2025.

RECOMMENDATION

Moved by Councillor Andrew Antoniolli:

Seconded by Councillor Jim Madden:

That the Exercise of Delegation report for the period 30 July 2025 to 28 August 2025 be received and the contents noted.

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Jonic

Augustine

Doyle

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

7. PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

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

RECOMMENDATION

Moved by Councillor Andrew Antoniolli:

Seconded by Councillor Marnie Doyle:

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

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Jonic

Augustine

Doyle

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

At this point in the meeting Item 1 titled Capital Investment in Provisional Projects – Procedure was considered.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

QUESTIONS / GENERAL BUSINESS

Nil

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 9.00 am.

The meeting closed at 9.41 am.

Doc ID No: A11804369

ITEM: 2

SUBJECT: SPRINGFIELD CENTRAL E-SCOOTER PILOT OUTCOMES REPORT

AUTHOR: TRANSPORT INFRASTRUCTURE OFFICER

DATE: 23 SEPTEMBER 2025

EXECUTIVE SUMMARY

This is a report concerning the electric scooter (e-scooter) pilot undertaken within the Springfield Central area and presents the findings including trip numbers, distances and time of trips within the controlled area. Safety findings and responses are also presented as well as community feedback on the trial.

RECOMMENDATIONS

- A. That the report be received and noted.**
- B. That the findings of this report be used to inform any future proposal for a shared micro-mobility scheme for the City of Ipswich.**

RELATED PARTIES

There was no declaration of conflicts of interest.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

At the Growth, Infrastructure and Waste Committee meeting held on 4 November 2021, Council endorsed an e-scooter pilot in the Springfield Central area (refer to Attachment 1). As part of the endorsement to undertake an e-scooter pilot, it was also recommended that the outcomes of the e-scooter pilot be reported back to Council once completed, which is the focus of this report.

Following a competitive expression of interest process involving potential providers to undertake the e-scooter pilot, Beam Mobility and Council entered into an Operating Agreement. The e-scooter pilot was in place in the Springfield Central area from July 2023 to November 2024 whereby Beam Mobility managed the day to day e-scooter operations, including responding to the majority of community enquires raised.

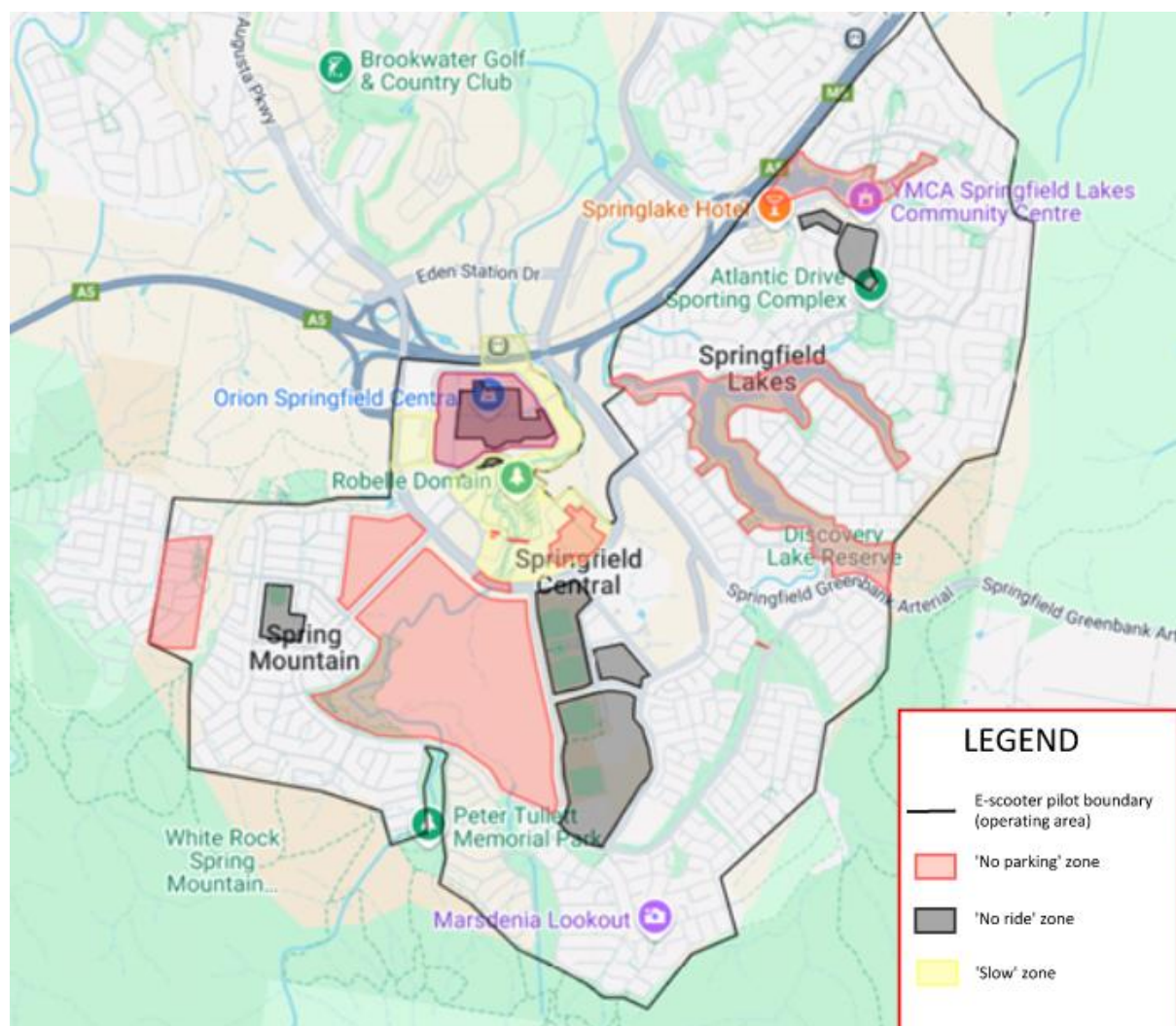
During the e-scooter pilot, Beam Mobility captured and recorded trip data. This information has been provided to Council and used to evaluate and determine the outcome of the pilot in conjunction with community engagement activities undertaken by Council.

Prior to, during and post the e-scooter pilot, Council undertook various community engagement activities. The community engagement for the e-scooter pilot was undertaken through Council's *Shape Your Ipswich* platform.

Springfield Central E-Scooter Pilot

The e-scooter pilot was undertaken within areas of Springfield Central, Springfield Lakes and Spring Mountain. Figure 1 below shows the e-scooter pilot operating boundaries, inclusive of the parking, no parking, slow and no ride zones that were in effect during the pilot.

Figure 1 – e-scooter pilot boundaries



It should be noted that any reference to e-scooters within this report refers exclusively to the shared devices provided by Beam Mobility as part of the Springfield Central pilot. The information provided below does not apply to private e-scooter users in Ipswich.

Below is a summary of the data captured during the e-scooter pilot. More supporting data can be found in Attachment 2.

E-Scooter Pilot Trip Data:

During the pilot period between July 2023 to October 2024 inclusive, Beam Mobility captured and have provided to Council trip data. Table 1 below provides information collated (*Note: November 2024 data has been excluded as there was a significant reduction in Beam Mobility's operations as they began exiting the operating area*):

Table 1 – e-scooter pilot trip data – July 2023 to October 2024

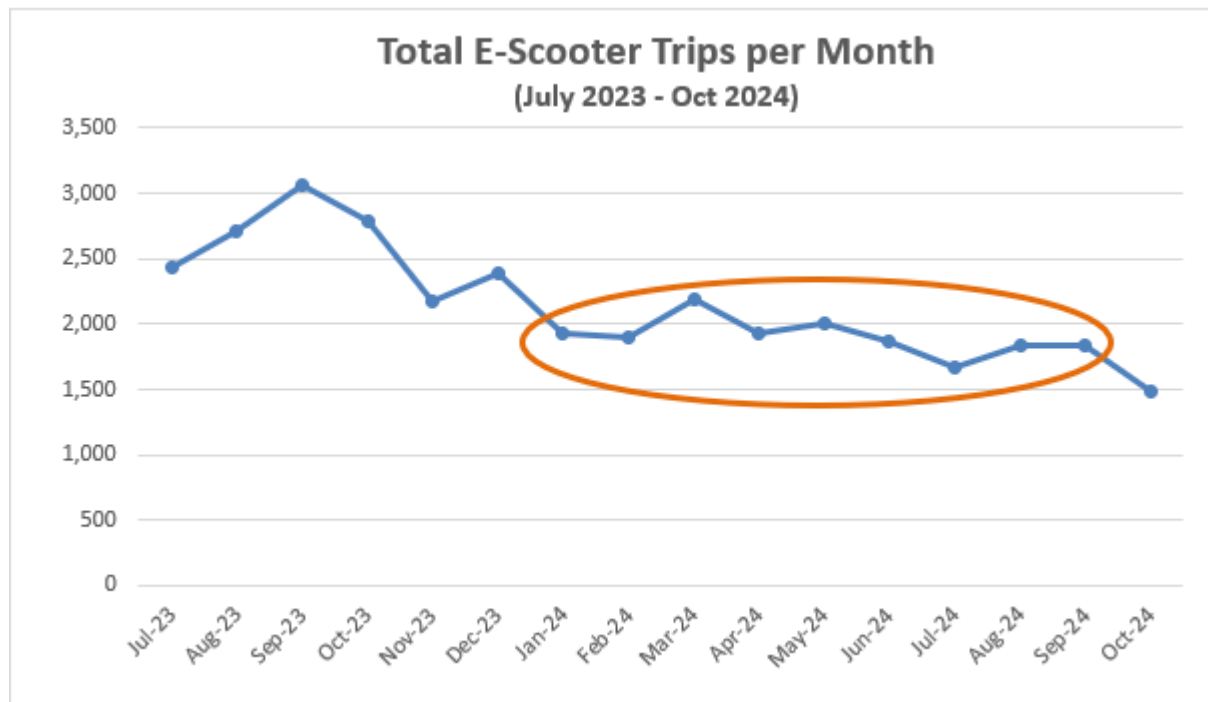
	Total Trips	Average Deployed Vehicles	Average Trip Duration (Mins)	Average Trip Distance (Kms)	Average trips per day
2023, Q3 July-Sept.	8186	106	13.37	2.11	89
2023, Q4 Oct-Dec.	7351	106	12	2.16	80
2024, Q1 Jan-March	6015	99	11	2.1	66
2024, Q2 April-June	5805	96	11	2	64
2024, Q3 July-Sept	5342	105	11.39	2.61	60.10
2024, Q4 Oct data only	1489	103	10.82	3.46	49.58
SUBTOTAL	34188				
AVERAGE		103	11.6	2.4	68.1

As outlined in the previous report to Council (refer to Attachment 1), studies have shown that e-scooters are most useful and cost effective for trips around 3km and 5-15 minutes in duration. As noted in Table 1 above, the average trip distance was 2.4km, and the average trip duration was 11.6 minutes. Therefore, that data suggests the Springfield Central e-scooter pilot was within the desired trip effectiveness range. In addition, it was noted that due to the trip data, the most likely trips occurring were 'first and last mile' connectivity trips through the network (i.e. short in distance and time).

Figure 2 below provides information on the total e-scooter trips per month. It shows how there was a high uptake at initiation of the pilot. Council officers have been advised a high initial uptake is typical within new e-scooter operating areas, which could be attributed to initial excitement and recreational usage. Figure 2 also identifies that following a few

months of the pilot being in place, there is a more stable trend of trips per month (typically from January 2024 through to September 2024 as highlighted).

Figure 2 – total e-scooter trips per month



Data provided by Beam Mobility have outlined that the following locations were the most popular origin / destination trips throughout the pilot. Further details regarding the origin / destinations below can be found in Attachment 2.

Springfield Central e-scooter pilot popular trips:

- Orion Shopping Centre and Robelle Domain parklands
- University of Southern Queensland Campus
- Springfield Central Train Station
- Springfield Train Station (access in Springfield Lakes)

Overall, the data has shown that access to public transport nodes were key destinations. When the pilot had been in place for some time, data also shows that more trips were being undertaken from the fringes of the pilot area into some of the key destinations. This does indicate that e-scooter use within the pilot area became more prevalent as riders became more familiar and / or confident with the devices. Riders appear to have used the e-scooters to undertake these shorter trips rather than perhaps walking or using a motor vehicle.

Safety:

Throughout the pilot period, there were no significant Beam Mobility e-scooter safety incidents reported, with only one minor incident recorded. This does not include private use devices.

Should an issue arise, Beam Mobility did provide public liability insurance and were prepared to act, in a quick response time, in the interest of public safety.

It was noted that micro-mobility operators such as Beam Mobility, invest heavily in new technology which allows Council to have more control over e-scooters within city spaces, and encourages safer vehicle usage by the rider. Many safety controls are automatic or can be changed easily whereby the micro-mobility operator can apply almost immediately on request by Council (via their mapped system remotely). Safety controls that were implemented and were seen to be effective throughout the pilot are noted below:

- Restricted vehicle speeds for pedestrian activity areas (implemented at the University of Southern Queensland (UniSQ),
- Automatically turning the device off or applying the brake when outside of the operating boundary or in 'no ride / no go' zones,
- Apply 'no parking' zones where e-scooter parking may be unsafe or inconvenient to other footpath users. For example, 'no parking' zones were implemented gradually through Springfield Central and Springfield Lakes bridge/culverts to prevent parked e-scooters from being thrown into waterways. In addition, some businesses requested 'no parking' zones outside their premises.
- Encouraging parking through discounted parking locations on the map.

The advanced technology considered by micro-mobility companies allows for safer rides in many ground surface conditions such as the vehicles having shock absorption within their e-scooters being designed to stabilise the e-scooter over misaligned pavers, reducing the potential for over the handlebars accidents.

One of the prominent concerns during the pilot arose due to e-scooter parking placement or their usage near a business or residence. In particular, on termination of their trip, riders (users) leaving the e-scooter blocking the footpath for pedestrians. This concern required better compliance from the operator to ensure that e-scooters were left in an appropriate location. Some improved measures that were taken during the pilot by Council and the operator included:

- Minor modifications to restricted areas in the Beam App that was then available to all riders such as:
 - Additional 'slow' zones for businesses such as the UniSQ (e-scooter speed restricted to a maximum of 12km/h)

- 'No parking' zones to prevent parking near the entrance to a business or residents' property
- 'No parking' zones to encourage located areas for parking
- Targeted parking educational campaigns within the Beam App.
- Beam staff allocated to particular areas of need.

Future technology advancements are under consideration in the compliance space to improve safety and compliant parking placement.

On launch of the e-scooter pilot there was some misbehaviour by users, which quickly identified some areas for improvements in operations. For example, early in the pilot a Council inspection identified four e-scooters within the culvert near Grande Park. Beam Mobility was notified and within 24 hours the e-scooters were collected, the rider data was analysed, the rider was banned from the Beam Mobility platform, and the area near the culvert was made into a 'no parking' zone. No parking zones near areas such as culverts and rivers reduce the possibility of the heavy e-scooter being carried and thrown in.

LEGAL IMPLICATIONS

This report and its recommendations are consistent with the following legislative provisions:
Local Law 3 (Commercial Licensing)

Local Law No 3 (Commercial Licensing) will be undergoing a review during the Strategic Regulation Project Local Laws Review with the intention to include provisions to allow future schemes to operate and be managed in the local area. These will need to be in place before any new future shared micro-mobility scheme is implemented.

POLICY IMPLICATIONS

This report is consistent with iFuture, the Ipswich Transport Strategy 2025 (iGO) and iGO Intelligent Transport Systems Strategy.

RISK MANAGEMENT IMPLICATIONS

If Council does not continue to introduce and trial new transport technology and transportation modes, the City will continue to experience a high private vehicle dependency with greater demand for expensive new road infrastructure and upgrades, and congestion throughout the city may increase and likely worsen in the future.

FINANCIAL/RESOURCE IMPLICATIONS

The trial demonstrated that a scheme can operate and with no capital cost to Council where the infrastructure is already suitable for active transport.

There are minimal operational costs in managing the shared scheme and Council may have the opportunity to collect revenue from shared micro-mobility schemes once in operation and no longer a pilot.

COMMUNITY AND OTHER CONSULTATION

Overall, Council received minimal complaints given the total number of e-scooter trips. The *City of Ipswich Shared E-scooters in Ipswich Community Engagement Report* was finalised in February 2025 and can be found on Council's *Shape Your Ipswich* platform, under the *E-scooters in Ipswich* page (also shown in Attachment 3). The community engagement report outlines the community engagement undertaken for the shared e-scooter pilot in Springfield Central with feedback sought between 7 July 2024 and 31 January 2025.

Review and analysis of the data from all engagement activities identified the following key findings from the community:

Users (75 respondents)

- Among users, 81% had a positive experience, using e-scooters for both commuting and recreation. Comments generally highlighted the accessibility and sustainability of the transport mode.
- Responses from users indicated future growth in e-scooter riders across Ipswich, with 39% of users indicating they would consider purchasing a private e-scooter.

Non-Users (176 respondents)

- Non-users were particularly concerned about safety and regulation of the e-scooters, as well as poor visual appeal of e-scooters on the streets.
- There was less interest in purchasing a private e-scooter, with only 7% of non-users indicating they would consider purchasing a private e-scooter. However, respondents would be more inclined to use this transport method with improvements in dedicated infrastructure, and/or through the continuation of a hiring model.

Both Users and Non-Users

- Both users and non-users recognised accessibility benefits of e-scooters, noting it as an alternative option for those who cannot drive/distances too far to walk.
- Proposed solutions to address the identified safety and regulation concerns by both users and non-users included increased regulation of usage, community education, and dedicated infrastructure.

CONCLUSION

The e-scooter pilot undertaken in the Springfield Central area demonstrated an alternative mode of transport, a sustainable connection to public transport (particularly to the train stations) and the safety of rideables when there is a high level of control (to speed and location) of the devices that are designed for stability. The pilot showed minimal incidents in

relation to safety with positive trip duration and a number of trips undertaken as part of the pilot. There was also positive community sentiment for e-scooter use during the pilot period through the community engagement undertaken.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Recommendation B states that the findings of this report be used to inform any future proposal for a shared micro-mobility scheme for the City of Ipswich
(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.	E-Scooter - GIW Committee Report 4 November 2021 ↓ 
2.	E-Scooter pilot supporting data ↓ 
3.	E-Scooters in Ipswich - Community Engagement Report February 2025 ↓ 

Sally Peters

TRANSPORT INFRASTRUCTURE OFFICER

I concur with the recommendations contained in this report.

Mary Torres

INFRASTRUCTURE STRATEGY AND PLANNING MANAGER

I concur with the recommendations contained in this report.

Tony Dileo

MANAGER, INFRASTRUCTURE STRATEGY

I concur with the recommendations contained in this report.

Seren McKenzie

GENERAL MANAGER (ASSET AND INFRASTRUCTURE SERVICES)

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

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE
MEETING AGENDA

4 NOVEMBER
2021

Doc ID No: A7356624

ITEM: 2
SUBJECT: E-SCOOTERS IN IPSWICH
AUTHOR: PRINCIPAL ENGINEER (TRAFFIC OPERATIONS)
DATE: 13 OCTOBER 2021

EXECUTIVE SUMMARY

This is a report concerning electric scooters (e-scooters). In particular, the report has been prepared to assist Council to establish a future position for e-scooters in the Ipswich local government area primarily through the implementation of a pilot scheme for e-scooters within the City.

RECOMMENDATIONS

- A. That Council conduct an e-scooter Pilot in the area of Springfield Central as detailed in the report by the Principal Engineer (Traffic Operations) dated 13 October 2021.
- B. That the outcomes of the e-scooter Pilot be reported to a future Growth, Infrastructure and Waste Committee meeting.

RELATED PARTIES

There have been no declared conflicts of interest regarding this report to date.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

Over the past few years, e-scooters as an emerging technology has been expanding across Australia and there has been interest from the industry and community regarding Council's position on implementation. This report provides background information on Council's current policies and strategies, an understanding of what is an e-scooter, literature review commentary, review of the infrastructure investigation and feedback from the community and industry engagement.

What is an E-Scooter?

In Queensland e-scooters are categorised as rideables and are required to abide by rules and regulations for personal mobility devices. Figure 1 below shows the design requirements set

by the Queensland State Government for e-scooters and other personal mobility devices to be legally rideable.

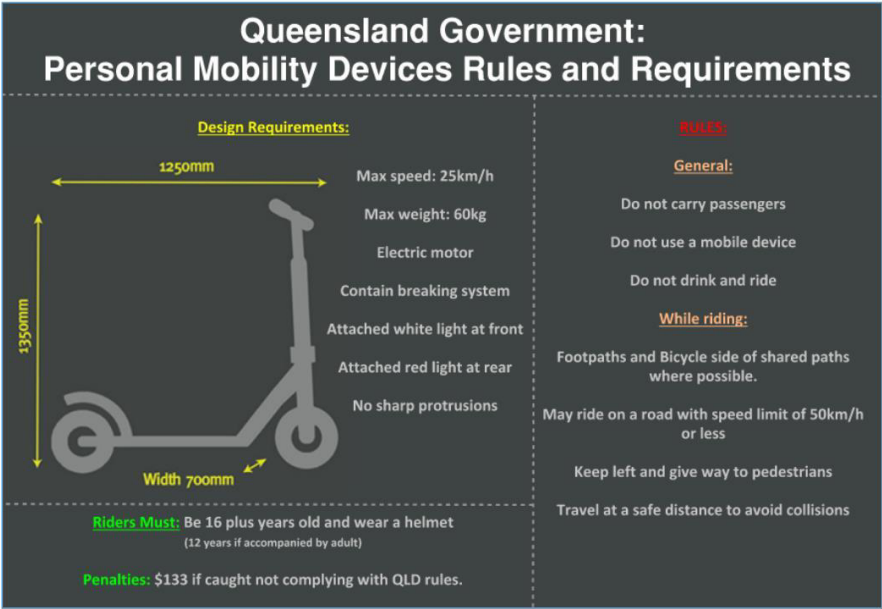


Figure 1. Rules for personal mobility devices in Queensland

E-scooters should be used on paths wherever possible, however, in some specific circumstances limited access to roads is permitted. For example, you can use your rideable to cross a road or avoid an obstruction on a path for up to 50m. In addition, riders are allowed to stay on the e-scooters to cross a road at a designated crossing.

Riders are also able to use e-scooters on local streets, where it is safe to do so. A local street is a road with a speed limit of 50km/h or less. It must have no dividing line or median strip and if it is a one-way road, it can't have more than one lane. Where permitted to ride on a street, riders must keep as far to the left side of the road as practicable. Just like bicycles, riders may ride alongside one other person or vehicle travelling on a road in the same direction. However, riders must not cause a traffic hazard by moving into the path of a driver or unreasonably obstruct the path of any other road user.

Literature Review

Firstly, given the emerging nature of e-scooters and the mobility industry in Australia, there is a shortage of Australian specific literature on e-scooters and how this transport mode performs in local conditions. Therefore, the majority of the literature reviews have been based on international learnings to assist in informing this report.

Although the initial use of e-scooters by most people seems to be motivated by fun, research from New Zealand and France suggests that for subsequent uses the motivation changes to e-scooters being more convenient and efficient as an alternative transport mode, suggesting they will become an increasingly legitimate transport option over time, as bicycles did.

Research suggests e-scooters should be encouraged as a new form of transport as they have proven to reduce congestion and carbon emissions. There is clear agreement throughout the literature that e-scooters can provide a valuable part in 'multi-modal' trips when used as a 'first and last mile' transportation connection to other transit options (e.g. bus stops and train stations). In particular, the San Francisco Municipal Transportation Agency (SFMTA) states "e-scooters are serving as a valuable last mile solution" for their city in the 2019 Powered Scooter Share Pilot Program (SFMTA, 2019). Another study highlights that 46% of car traffic in the US is from trips shorter than three miles (approximately 5km) in length, indicating the significant potential of e-scooters as an alternative micro-mobility transport mode. Further to this, reported data from Lime scooters (primarily used within the Brisbane local government area) showing 30% of their riders used an e-scooter to replace a car trip, and 27% used them to connect to public transport.

Results from literature across the globe found similar results when surveying users in relation to e-scooters being used alongside other public transit options, with SFMTA (2019) finding 34% of respondents used e-scooters as a last mile option both to and from public transport connections (bus or train), with 28% saying they would not have taken public transport if the e-scooters were not available and that "scooters induce transport trips at roughly 4 times the rate they replaced transport trips". Similarly, a user survey conducted in France found similar results, with 23% of users combining trips with other forms of public transit. Likewise, a technical report from New Zealand found e-scooters facilitate public transport connections, with 28% of e-scooters being used alongside public transport.

E-scooters have been found to be most useful and cost effective for trips around 3km and 5-15 minutes in duration, and therefore not suited to replace longer distance car or public transportation trips as illustrated within Figure 2 below. Also, more recent local research suggests that e-scooters have eased the difficulties in traversing Brisbane's variable terrain.

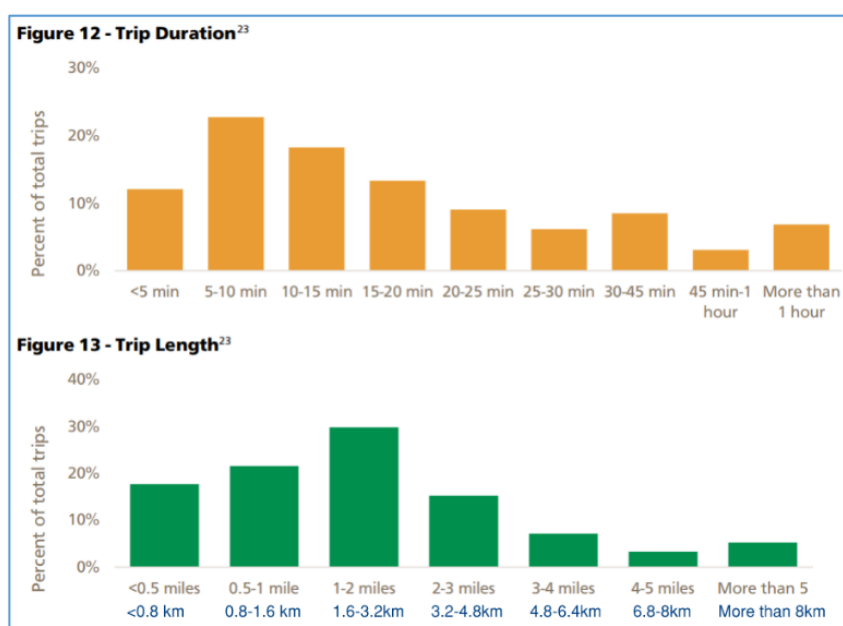


Figure 2. E-Scooter effectiveness in relation to time and distance

Safety

Most research identifies that the safety of e-scooters is the primary concern among the public, both prior to and following their introduction in many cities around the world. For example, 62% of Portlanders approved of e-scooters following their 120-day pilot program. However, of those who did not approve, riders not obeying laws and riding on footpaths were their key concerns. Similarly, surveys in France found that 51% of people cited feeling unsafe as a key drawback to e-scooters. Likewise, a survey from New Zealand found over a third of respondents had not used an e-scooter due to safety concerns. Despite these concerns, two other studies found most people were in favour of e-scooters.

There also seems to be a clear difference in perceptions of e-scooters between those that have ridden one, and those that have not. A study found that 76% of people who had not ridden an e-scooter before felt unsafe as a pedestrian around e-scooters, while only 24% of people who had ridden one felt this way. Similarly, 80% of non-riders felt uncomfortable driving a car around e-scooters, whereas only 47% of e-scooter riders felt uncomfortable in this situation. Another study also found over 70% of people who had not used a shared mobility device felt unsafe as a pedestrian and uncomfortable as a driver around e-scooters. This proportion was between 40-50% for e-bike riders, and 15-20% for e-scooter riders. As a result, they suggest that complaints and cynicism around e-scooters will gradually diminish as more people try them. These differences in perceptions are further supported by survey results from Santa Monica, California, following their shared mobility device pilot program which found 63% of users believe e-scooters had a positive impact on transportation, whereas only 9% of non-users held that opinion. Furthermore, users believed usage of e-scooters had improved throughout the pilot program, while non-users generally did not.

As shown above, the perceived lack of safety of e-scooters (particularly for pedestrians) is a key issue to be solved for the transport mode to continue to grow and benefit the community.

Additionally, there are safety concerns for riders due to the non-use of helmets, excessive riding speeds, drink riding and increasing injury risk. Pedestrians are also at risk either by being hit by riders or tripping over parked e-scooters on footpaths. Statistical results suggest most e-scooter rider injuries result from falls and not collisions with motor vehicles even in countries where most riding is on roads. Ambulance and emergency department data from Brisbane in early 2019 showed that most injured riders were aged 20- 34 years old and the numbers of males and females were similar. A comparison with the CARRS-Q study of the number of riders in the Brisbane CBD led the Royal Australasian College of Surgeons to conclude that the e-scooter riders were twice as likely to be injured as a bicycle rider. Among the patients for whom injury data was available, 10% had minor head injury, 3% had major head injury, 21% had upper limb fractures and 6% had lower limb fractures. Fractures were commonly reported in New Zealand and US studies. Inexperience appears to be a significant contributor to crash risk, particularly among riders of shared e-scooters. Use of alcohol, speeding and under-age riders have also been widely reported. Low rates of helmet wearing – even in Australia – among riders of shared e-scooters are contributing to frequent head injuries in crashes.

Regulation

A Queensland survey in relation to e-scooter regulations found that less than 30% of respondents were confident they understood the rules, with over 50% not confident at all. However, as the Queensland survey was conducted by an insurance company its accuracy cannot be confirmed, and a more academically sound study would provide a more accurate reflection of the opinions of Queenslanders.

For everyone's safety, riders must ride in a safe and respectful manner, especially around pedestrians. Also, worth noting that rideables do not need to be registered. In Queensland, riders must (Rules):

- be at least 16 years of age, or 12 with adult supervision.
- wear an approved bicycle helmet, that is securely fitted, at all times (unless an exemption has been granted for medical or religious reasons).
- not carry passengers.
- not use a mobile device.
- not drink and ride.
- have a working flashing or steady white light on the front, and a red light and reflector at the rear when travelling at night or in hazardous conditions.
- keep left and give way to pedestrians.

- travel at a speed that allows you to stop safely to avoid colliding with a pedestrian.
- travel at a safe distance from a pedestrian so you can avoid a collision.
- keep left of oncoming bicycles and other personal mobility devices.
- only use the bicycle side of a shared path.

Furthermore, as previously noted, riders can also ride on local streets, where it is safe to do so. A local street is a road with a speed limit of 50km/h or less. It must have no dividing line or median strip and if it is a one-way road, it can't have more than one lane.

Helmets

Interestingly, based on the few studies of e-scooter safety from Queensland, it was observed 61% of riders in Brisbane were correctly wearing a helmet. Similarly, based on 54 hospital reports from Brisbane, 25 riders (46%) were confirmed to be wearing a helmet. However, given that wearing a helmet is required by law in Queensland, this was still considered to be too low. Observations from Brisbane found it is difficult to ensure e-scooters always have helmets with them, and even if they do, they may or may not fit the rider which calls the safety of the helmet into question. Further to this, the Queensland Police Service have found difficulty in enforcing helmet use in Brisbane.

Private Ownership

A survey from Melbourne asked a series of questions, one of which was "would you rather purchase or rent an e-scooter?" With 1060 surveyed responses, they found 54% of people believe they would rather purchase their own device, 36% wanted to purchase their own device but also have the option of renting an e-scooter when needed, and 7% stated they would only use an e-scooter from a sharing scheme. Similarly, from the same survey, the question was asked "would you consider purchasing an e-scooter for a friend or family member?" Of the 1321 participants, 63% responded positively to the question, 23% answering negatively, and 14% unsure. This suggests that a potential result of prolonged usage of dockless e-scooters could result in users committing to e-scooters as a viable long-term option for transportation.

The option of private ownership for frequent users is supported by experts who agree it is more economical and would result in savings in the long run. Another benefit of private ownership is that these e-scooter riders are more likely to operate responsibly partly to protect their expensive investment, while shared e-scooter users can be less considerate as they are not burdened with the financial costs to repair damage. However, despite the advantages, research has found the respondents to that question in France would not purchase their own e-scooter due to the advantages of a dockless e-scooter outweighing the financial advantages of sole ownership. These advantages include: the flexibility of being able to use an e-scooter one way to a destination and another mode of transport for the return; not having to carry their own e-scooter around; and avoiding the risk of theft. The survey also found that since dockless e-scooters were introduced, only 4% of people had purchased a privately owned e-scooter, but these people still used dockless e-scooters when

convenient. Furthermore, Brisbane City Council advised that for every dockless e-scooter provided within a scheme there is 10 privately owned e-scooters and this number is continuing to have strong growth.

Parking

During a study in San Jose, California, 530 parked scooters were observed for a two-month period. This study found 72% were parked on footpaths (with most of the remainder parked on nearby properties), but 90% of these did not obstruct pedestrian or disabled access as they were parked on the edge of the footpath or next to other obstruction. As a result, they suggest regulating e-scooter parking may not be necessary at all or require relatively small efforts.

Similarly, in a study conducted in Virginia, 606 observed e-scooters only 16% were not properly parked, of which only 6% were obstructing pedestrian access. Another study in Washington DC found only 8% were improperly parked, and Seattle, where 4% of parked e-scooters impeded pedestrians. They also note that improper parking appears to be more prevalent in residential areas with narrower footpaths as it is more difficult to find appropriate parking locations.

Despite the above research, there is still thought among experts that parking continues to be a key issue for e-scooters. Due to the issues experienced during the initial unregulated use of e-scooters in San Francisco, the authorities prioritised implementation of a locking mechanism for all e-scooters, requiring them to be locked to fixed objects to reduce improper parking (which may also reduce the prevalence of having to fish e-scooters out of bodies of water). One provider uses an app-controlled mechanism, whereas the other simply provides a combination lock. Complaints and parking fines have reduced following implementation, as shown in Figure 3 below.

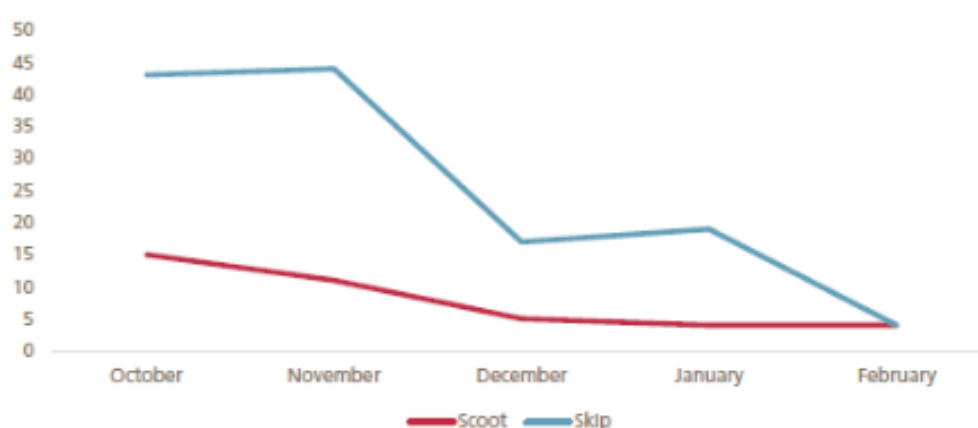


Figure 3. Complaints and Parking Fine vs time Graph

Based on the literature reviewed so far, other potential strategies to improve parking include:

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- Geofenced areas that restrict riders from ending trips in these locations.
- Tipping sensors.
- Direct communication and education of riders
- Penalties for operators to encourage them to promptly remove incorrectly parked e-scooters.
- Confiscation of privately owned e-scooters if illegally parked.
- Clearly designated parking spaces as the most effective strategy to improve e-scooter parking, based on international experience.

Bird, an international e-scooter operator, has also implemented designated parking spaces in downtown (CBD) areas, as well as other strategies to improve parking, such as: allowing the public who do not ride e-scooters to report improperly parked scooters through the app; and requesting riders send end of ride photos to confirm how they have parked the e-scooter.

Geo-fencing

Geofencing is currently used as a means of controlling where e-scooters can be used and parked. Geofencing is a virtual boundary that can be programmed to the e-scooters and communicated to riders via the e-scooter provider app to reduce speeds of the e-scooters in certain areas, prevent their use altogether in other areas and prevent users from ending trips (i.e. parking) in certain locations. An example of how geofencing can be communicated to riders through the e-scooter provider app, as shown below in Figure 4. The area shown in green indicates where riding is permitted, whereas the area shown in red is where parking and riding is not allowed. It should be noted that geofencing varies by provider and excludes privately owned e-scooters.

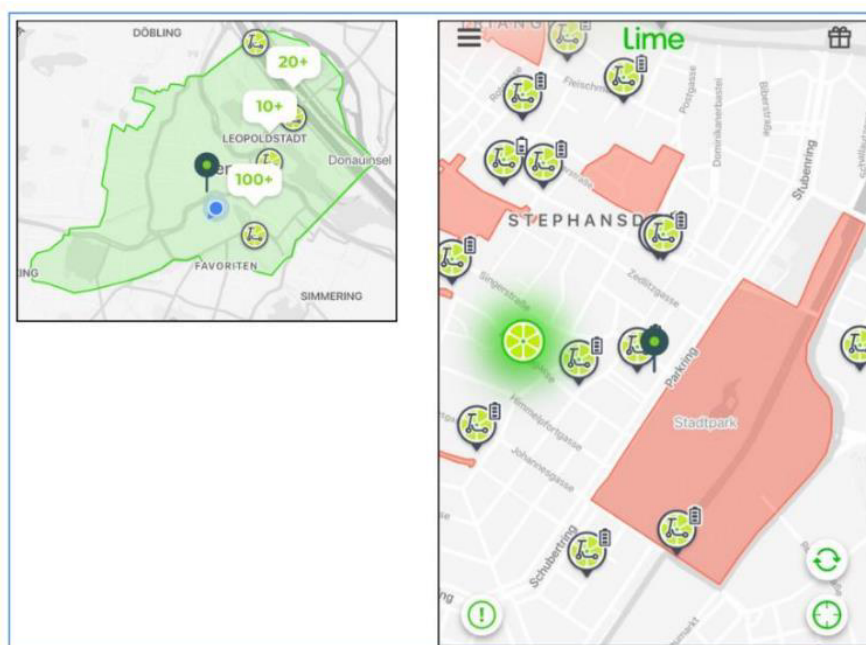


Figure 4. Geofencing example

Financial

From a financial regulation perspective, research suggests tariffs can provide a crucial method for controlling e-scooter usage as well as an important source of income to improve infrastructure for the benefit of users. There are several different tariff approaches across cities in the United States. For example Portland have imposed a 25 cent tariff per ride to help fund administration, enforcement, infrastructure and accessibility improvements; Chicago and Seattle impose application fees; Reno and Aurora charge one-time or annual fees per device or group of devices; and other cities who have required performance bonds to protect the public from bankruptcy or contractual failure of the provider.

Infrastructure

For the purpose of a trial, the areas of the Ipswich Central Business District (Ipswich CBD), Springfield and Ripley were considered. Initially, the Ripley Valley was included because it is in early development stages. However, due to factors such as infrastructure provision it was excluded as a trial area at this stage.

Ipswich CBD

The Ipswich CBD is an older part of the city and it has limitations around the needs for walking, cycling and now mobility devices. After a review of the infrastructure in the area, it is clear that continued investment is needed in the Ipswich CBD for asset rehabilitation of footpaths to meet current standards as well as new paths to connect key destinations throughout the area.

Springfield Central

Springfield Central is a rapidly growing new area and given its young age, infrastructure generally meets current standards and is in a good condition from an asset management perspective. Therefore, the area would need a lot less infrastructure investment as a result at this time to support any potential e-scooter pilot program.

PROPOSAL

Based on the extensive research undertaken and information provided in this report, it is suggested that Council support the uptake of e-scooters by conducting a e-scooter Pilot in the Springfield Central area. Based on the proposed pilot, it will provide valuable data and information to determine if a broader implementation across the Ipswich Local Government Area (LGA) should also be supported.

SPRINGFIELD CENTRAL PILOT

An e-scooter proposal includes conducting a pilot in the Springfield Central area. It is proposed that the pilot would run a minimum of 6 months with the possibility of an extension for an additional 6 months. Once implemented, if the pilot proves to be successful Council may wish to commit to a longer term implementation scheme, whereby the 6 month pilot could be extended. It is proposed that during the procurement process to seek interest from industries, that an extension for an additional 6 months be a consideration of the pilot program.

As part of the e-scooters pilot process, Council would continue to engage with the community and stakeholders to help shape what the pilot would look like, what it would include and work towards educating the community about e-scooters. Should Council determine it appropriate to conduct an e-scooters pilot, proposed timing of the pilot is as suggested in Figure 5 below.

Figure 5. Proposed Pilot Schedule



The proposed schedule will provide Council Officers the ability to undertake further consultation, further research with other experienced Councils as well as undertake the required procurement activities with the current resourcing levels available within the Transport and Traffic Team.

LEGAL/POLICY BASIS

Policy

The *City of Ipswich Transport Plan* (iGO) is Council's masterplan for Ipswich's transport future. To meet the vision and objectives of iGO, aspirational sustainable transport mode share targets have been set and a list of actions for each element of the transport system provided. Furthermore, iGO promotes the need to target traditional attitudes towards transport and consider the need for travel behaviour change for certain trips and the development and uptake of new transport related technology. To this end, the need to consider and to form a position on the use and implementation of rideables such as electric scooters (e-scooters) is an important step towards Council achieving its sustainable transport targets. This is further supported by industry as there has been a strong push to implement an e-scooter scheme in Ipswich for several years.

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The iGO Intelligent Transport System Strategy, being a child strategy of iGO, has identified rideables as an area of investigation. Specifically, it states that Council should ‘*support the uptake, and safe and effective operation, of ‘rideables’ as sustainable and active forms of transport.*’ Further to this, the iGO Strategy also recommends that other forms of shared mobility should be investigated such as electric bicycles (e-bikes) however this has not been included in the scope of this report.

Legal

As part of the proposed Pilot, Council will provide a permit for an e-scooter provider to operate within the Springfield Central area. The permit will outline conditions for the operations as well as align with Council’s relevant Local Laws and policies.

RISK MANAGEMENT IMPLICATIONS

With regards to the recommendation to support the uptake of e-scooters within the Ipswich LGA, there is limited associated risk as there is current legislation already in place (for Queensland) for the behaviour of users and standards of the devices. The acceptance to support e-scooters would already align with Council’s transport policies and the need to drive more sustainable travel options.

In relation to the proposed Pilot in Springfield Central, given the nature of this project, risks will be managed appropriately through Council’s standard processes and policies in consultation with the various stakeholders and interested parties. The proposed schedule for the implementation of the pilot will allow officer’s the ability to undertake further consultation and further research with other experienced Council’s as well as undertake the relevant procurement activities.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Recommendation A states that Council conduct an e-scooter Pilot in the area of Springfield Central. Recommendation B states that the outcomes of the e-scooter Pilot are reported to a future Growth, Infrastructure and Waste Committee meeting
(b) What human rights are affected?	No human rights are affected by this decision. All that is being proposed at this stage is a trial so there is no immediate impact on human rights.
(c) How are the human rights limited?	
(d) Is there a good reason for limiting the relevant rights? Is the	

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

FINANCIAL/RESOURCE IMPLICATIONS

The proposed length of time for delivery of the Pilot is based on current resourcing levels. Should the pilot prove to be successful and Council wish to expand the scheme into other areas and potentially other vehicle types, then additional staffing resources may be required to manage the project and on-going operations into the future.

From a financial perspective it is anticipated that the proposed pilot for Springfield Central would be undertaken as business as usual and there are no additional operational costs proposed, as existing resources will be utilised.

COMMUNITY AND OTHER CONSULTATION

As part of the research on e-scooters, Council engaged with the community, industry, government and non-government agencies to assist with future decision making. The list of who has been engaged has been provided below in Figure 6.

Ipswich City Council Stakeholders	
1. Transport and Traffic Team	5. Works and Field Service Branch
2. Open Space and Facilities Team	6. City Design Branch
3. Local Laws and Regulation Team	7. Insurance and Risk Team
4. Sustainability Team	8. Workplace Safety and Wellbeing Team
Local Ipswich Stakeholders	
1. Queensland Police Service	3. Orion Springfield Centre
2. RACQ	4. Transport and Main Roads
- Safety and Traffic Team	- Road Rules and Data Licensing and Policy Unit
- Transport Planning and Infrastructure Team	- Mobility as a Service Team
	- Cycling and Walking Team
	- Traffic Engineering Team
Electric Scooter Companies	
1. Beam Scooters	3. Lime Scooters
2. Neuron Scooters	4. Bird Scooters
Local Governments	
1. Brisbane City Council	2. Adelaide City Council

Figure 6. Stakeholders engaged.

Due to the COVID-19 pandemic some stakeholders including Queensland Health and Queensland Ambulance Service were difficult to engage with at the time. However, it is recommended that as Council continues its research and progress, we continue to engage with the community, industry, government and non-government agencies.

Industry

Industry are the main drivers for e-scooters to be a reality in Ipswich as there is an eagerness to bring the new mode of transport to the area. It should be noted that of the various companies that Council have met, none of the companies have actually undertaken an analysis of the area and given consideration to the size of implementation that would work in the various precincts or if they would be economically viable. That being said, it would seem industry is primarily interested in gaining market share and this is a risk that would need to be managed.

Each of the companies that were consulted have different approaches to operating in a city and the working group would need to work through what is important to Ipswich. Examples of the differences include parking management where some companies require photos of where the e-scooter is parked to ensure it is acceptable. Another example is that some companies can rely on the support of the public to recharge the e-scooters and replace them onto the street whereas others will have staff pick up the e-scooters at the end of the day, service them and then implement them in the morning of the next day.

Government and Non-Government Agencies

All the government and non-government agencies were very much supportive of the concept of e-scooters coming to Ipswich LGA except for the Queensland Police Service (QPS). QPS indicated that they are not supportive of the implementation of e-scooters as they have limited resources for enforcement purposes. Although this is acknowledged, a lack of resources for enforcement should not be the defining factor that sees an e-scooter scheme proceed or not proceed. It would be recommended that several of the agencies are included to assist in development of an e-scooter pilot and also longer-term during operations.

Community Engagement

To assist with developing a position on e-scooters in Ipswich, community engagement was undertaken using the Shape Your Ipswich platform. 366 participants undertook the survey. With support of Council's marketing team, a successful advertising campaign saw just over 6,000 individuals click on to the Shape Your Ipswich e-scooter's survey page. However, there was a high bounce rate as only 6% of traffic to the site participated in the survey. This has been indicatively attributed to the need to sign up to the Shape Your Ipswich page and will need to be considered further for future surveys.

Attachment 1 provides the results from the key survey questions. The survey results indicate there is support for e-scooters and a trial occurring. This being said and given the issues associated with the Shape Your Ipswich page Council officers have also reviewed the commentary that was made to the social media advertisement campaigns. This review indicates that social sentiment is slightly different to the results of the survey. It is advised that a lot of the commentary indicated a clear lack of understanding from the community in relation to several issues associated with e-scooters and their operations.

Given this, it would be recommended that as part of any process moving forward, there would need to be an education campaign for the community addressing these misunderstandings. For example, comments were presented in relation to insurance and risk

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by the community. Industry has driven the need for e-scooter companies to provide insurance as part of their schemes when users sign up for the use of the scheme.

Another example is that this would be costly to Council, and Council should look to invest budget elsewhere. However, it should be noted that Council would not be paying for the service to occur on the network but to permit it and then ensure compliance. Although there is acknowledgement that this would still incur costs for Council, the likely benefits of e-scooters as well as the potential of additional revenue source that could be reinvested into the pedestrian and cycle network, is likely to outweigh the operational costs.

Internal Consultation

In addition to the internal officer discussions with the various departments and sections, a Councillor Workshop Session was held on 30 March 2021 to introduce the concept and potential direction of e-scooters. It was at this workshop that it was determined that the preference for a pilot to be undertaken for Council could be within the Springfield Central area as it was believed that the Ipswich Central area was not ready or in a position for a pilot. Furthermore, it was requested that a separate meeting be held with the Councillors of Division 2 to further discuss the proposed pilot in Springfield Central.

On 19 May 2021 a meeting was held with Division 2 Councillors and Council officers to discuss the potential pilot. Councillor Paul Tully was in attendance and Councillor Nicole Jonic was an apology. At the meeting officers were provided with additional valuable insight of the local area as well as additional stakeholders to be consulted as part of the planning portion of the project.

On 5 October 2021 an additional Councillor Workshop Session was held to further discuss the proposal of an e-scooter pilot scheme. The workshop focused on the risk management strategy for several key identified risks for the proposed pilot scheme in Springfield Central to assist with discussions. The risks discussed included e-scooter safety, operational issues, stakeholder management, insurance and liability and project communications. Also, included in the discussion was an outline of the current trends in relation mobility devices as well as the current safety issues on the Ipswich transport network.

CONCLUSION

This report has been prepared to assist Council to determine a position for e-scooters within the Ipswich LGA. It is suggested that an e-scooter pilot could provide valuable data and information to inform a way forward for rideables within the City. It is proposed that an e-scooter pilot be undertaken within Springfield Central as per the recommendations of this report.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	E-scooter Survey Results  
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Joshua Ellis

PRINCIPAL ENGINEER (TRAFFIC OPERATIONS)

I concur with the recommendations contained in this report.

Mary Torres

INFRASTRUCTURE STRATEGY AND PLANNING MANAGER

I concur with the recommendations contained in this report.

Tony Dileo

MANAGER, INFRASTRUCTURE STRATEGY

I concur with the recommendations contained in this report.

Sean Madigan

ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

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

Item 2 / Attachment 1.

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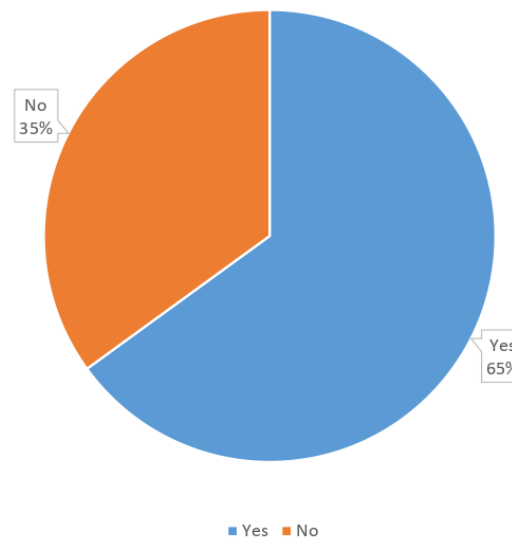
Item 2 / Attachment 1.



Item 2 / Attachment 1.

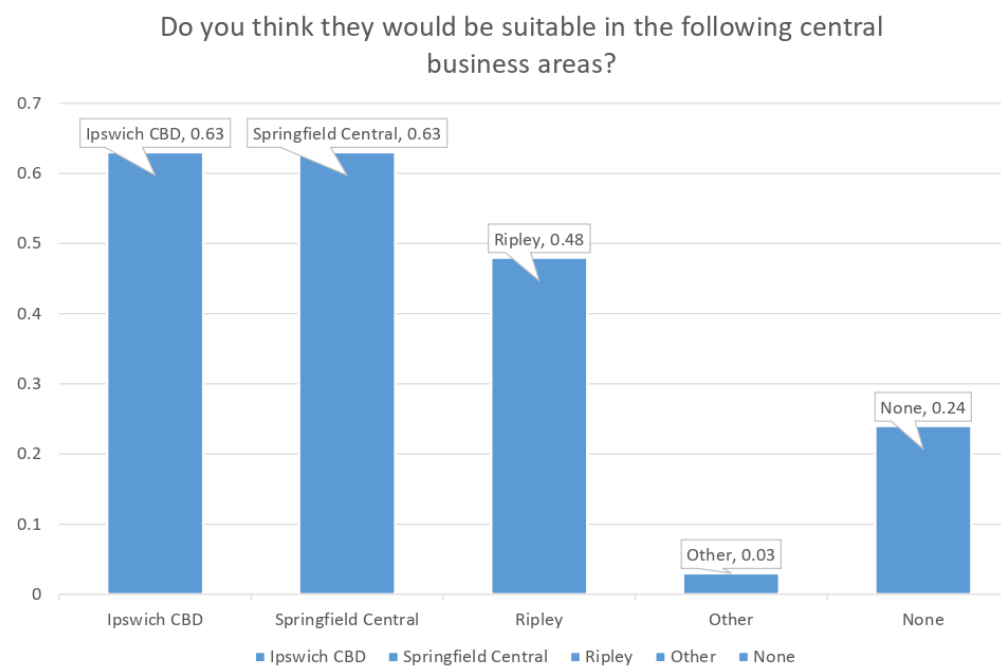
Item 2 / Attachment 1.

Are you open to e-scooters being used as a new form of transport
in Ipswich's local government area?



Item 2 / Attachment 1.

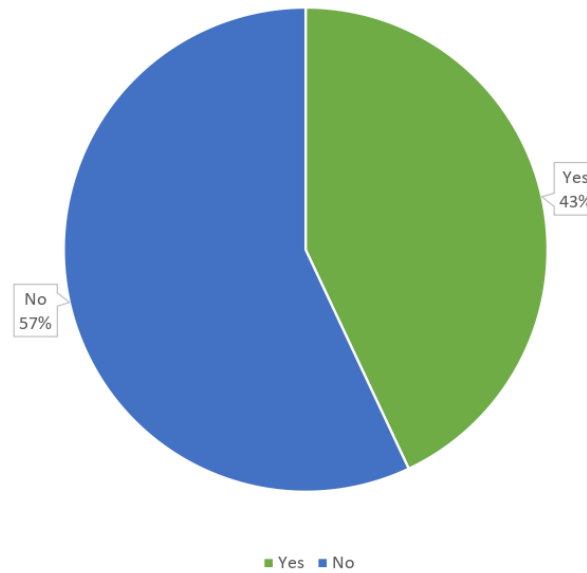
Item 2 / Attachment 1.



Item 2 / Attachment 1.

Item 2 / Attachment 1.

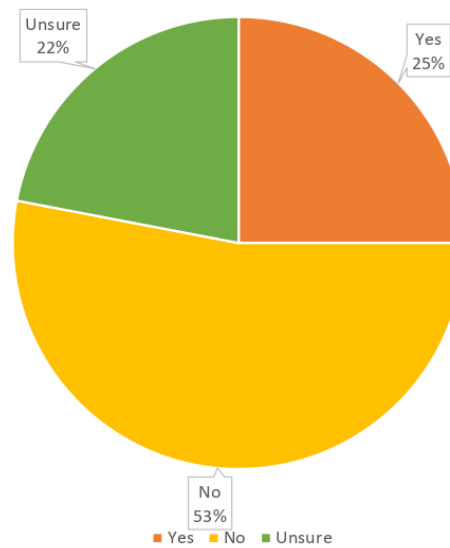
Have you ridden an e-scooter previously?



Item 2 / Attachment 1.

Item 2 / Attachment 1.

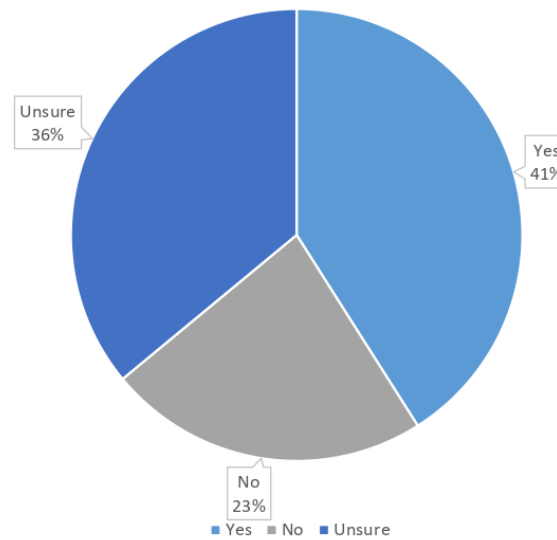
Do you think the current pathways and bike infrastructure is safe enough for the use of e-scooters in the Ipswich CBD?



Item 2 / Attachment 1.

Item 2 / Attachment 1.

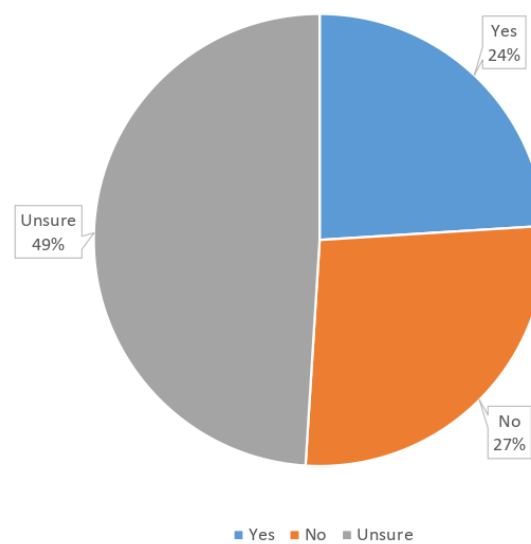
Do you think the current pathways and bike infrastructure is safe enough for the use of e-scooters in Springfield Central?



Item 2 / Attachment 1.

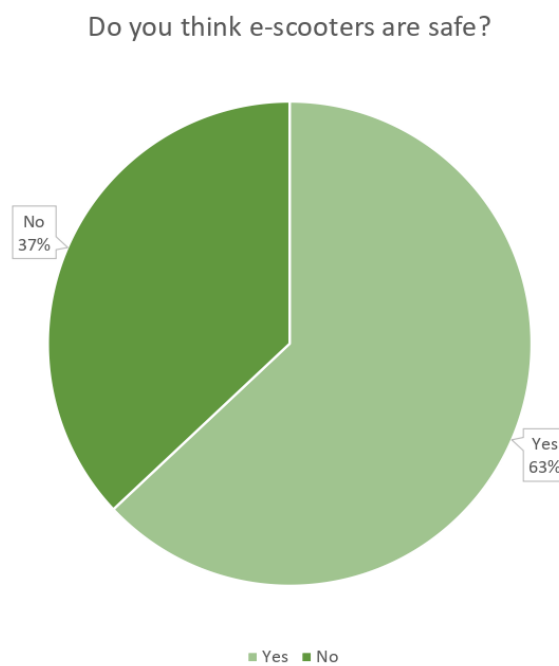
Item 2 / Attachment 1.

Do you think the current pathways and bike infrastructure is safe enough for the use of e-scooters in Ripley?



Item 2 / Attachment 1.

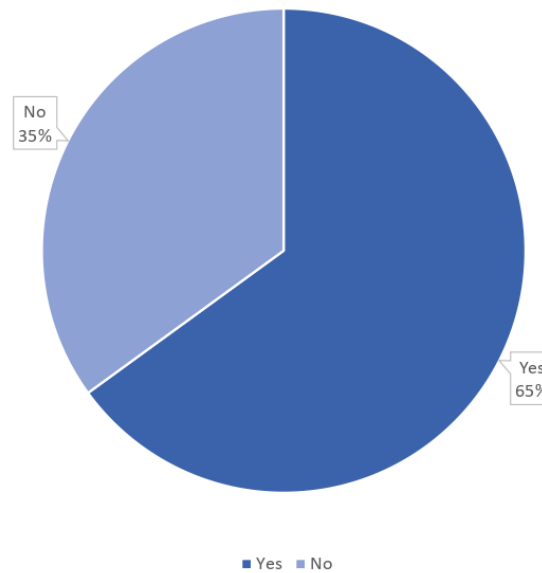
Item 2 / Attachment 1.



Item 2 / Attachment 1.

Item 2 / Attachment 1.

Would you be in favour of a trial of e-scooters?



Attachment 2 – E-Scooter Pilot Supporting Data

A key focus of investigating the e-scooter pilot is to determine if this mode of transport is sustainable, whether it encourages public transport and active travel and if there is a potential mode shift and a reduction of private vehicle trips. Figure 1 below shows a heatmap outlining the most common trip routes as part of the pilot.

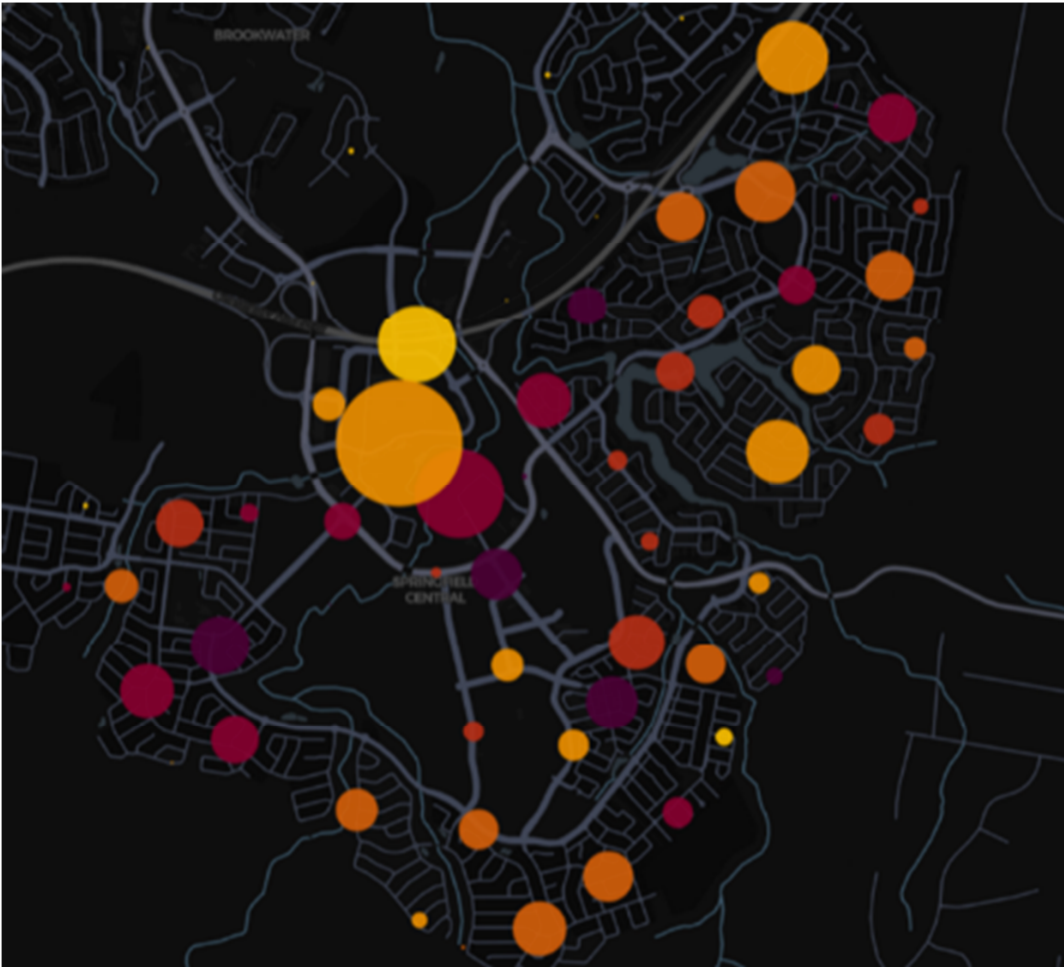
Figure 1 – most common trip routes



Figure 2,3 and 4 below provide information on the cluster of trips (origin and destination). The circles outline a cluster of trips. Based on these origin / destination trip data plots, the following is suggested due to the data obtained:

- It appears the short trips from UniSQ are to key destinations such as the shops or train station (>1km away).
- The longer distance trips from the fringes of the pilot area appear to be to the train stations. E-scooters appear to be a suitable option for these destinations for surrounding residents.
- Orion Shopping Centre and Robelle Domain parklands are the most popular attractors and people appear to have travelled from between 2.3-2.8km to reach these destinations from within the pilot area. These may be residents using this as an alternate travel mode rather than walking or using a motor vehicle.

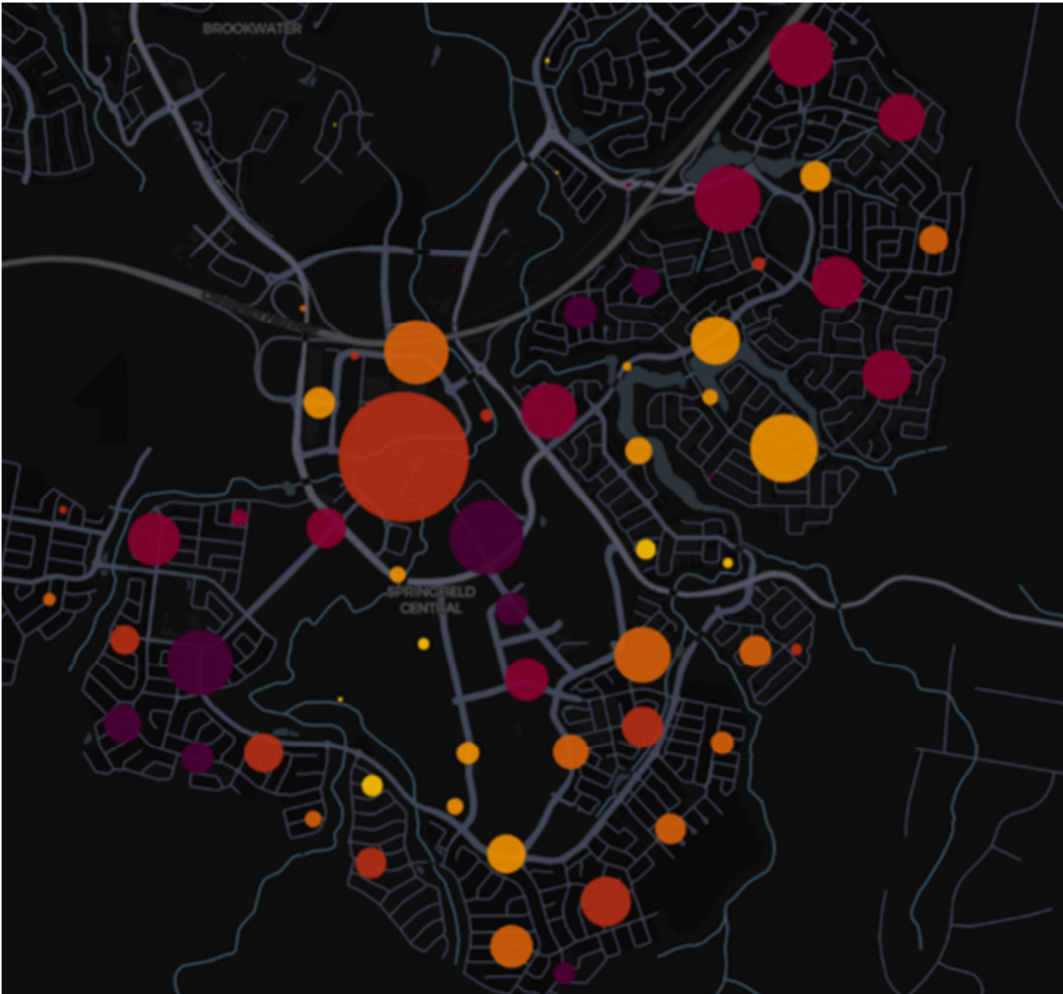
Figure 2 – origin cluster trips (data January 2024 to November 2024)



LEGEND

start	end
average of	average of
trip_distance_kilometres	trip_distance_kilometres
0.0599 to 1.241	0 to 1.387
1.241 to 1.554	1.387 to 1.684
1.554 to 1.824	1.684 to 1.989
1.824 to 2.117	1.989 to 2.336
2.117 to 2.526	2.336 to 2.897
2.526 to 10.48	2.897 to 9.677

Figure 3 – destination cluster trips (data January 2024 to November 2024)



LEGEND

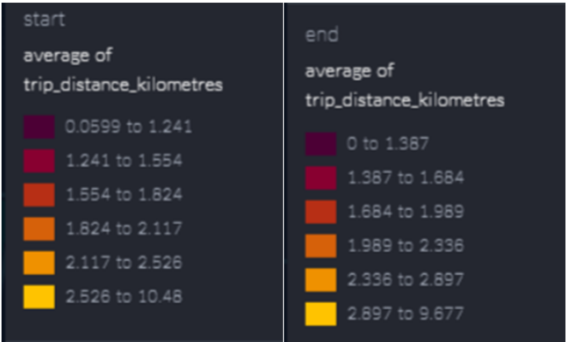


Figure 4 and 5 below show the common trips (start and end destinations) data comparison that have been captured during different periods throughout the pilot. The comparison between the periods captured outlined that as the e-scooter pilot continued for a period of time, the community use expanded throughout the operating area, including the outer fringes of the overall boundaries.

Figure 4 – data for common trips for quarter 3, 2023

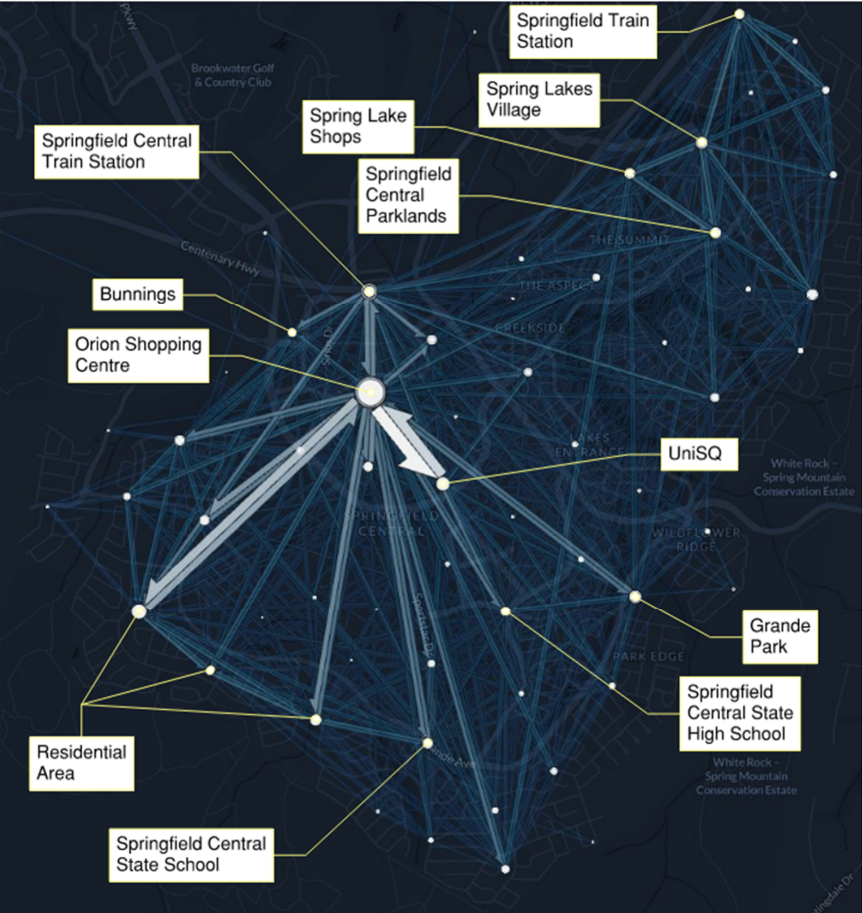


Figure 5 – data for common trips for quarter 1, 2024

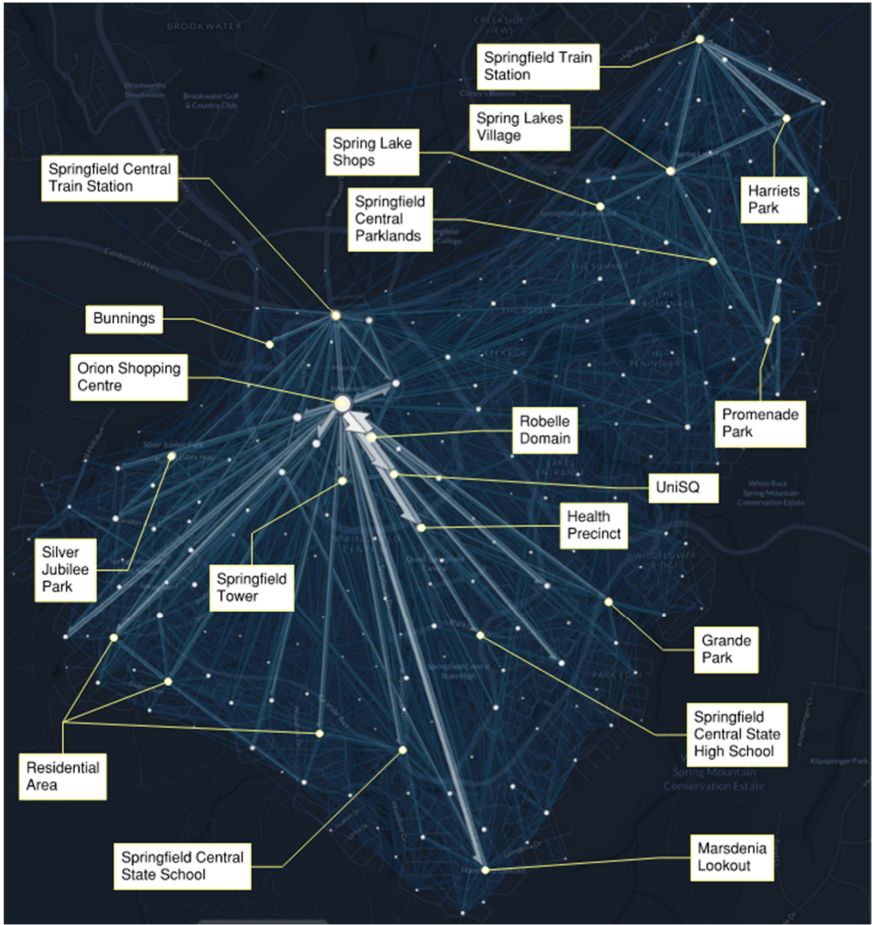
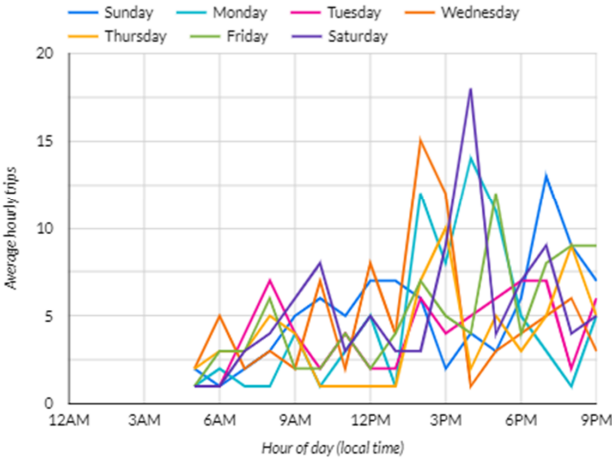


Figure 6 below shows the data on rides per day per hour. It indicates that the greatest uptake was the afternoons (possibly the evening peak period), and the days of the week with the greatest uptake.

Figure 6 – rides per day, per hour graph
Rides per day, per hour (#)



City of Ipswich Shared E-Scooters in Ipswich

Community Engagement Report

February 2025





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Disclaimer: Quantitative and qualitative data was collected from participants during the engagement, in accordance with council’s Information Privacy Policy. Quantitative data was downloaded from the various digital platforms and/or transcribed into a master Excel database by project staff. The data was cleaned, de-identified, aggregated and charted in the master database. Open thematic analysis of qualitative comments was carried out using Excel. For the purposes of this report, percentages are rounded to the nearest whole number, which may result in a total not equal to 100%.





EXECUTIVE SUMMARY

As part of the iGO Intelligent Transport Systems Strategy, council identified electric scooter (e-scooters) as an area of investigation.

From October 2020 to May 2021 council engaged with the community, industry, government, and non-government agencies on the inclusion of e-scooters as a potential transport option in Ipswich, which generally received support.

Based on this engagement, an e-scooter trial ran from July 2023 – November 2024 within areas of Springfield Central, Springfield Lakes and Spring Mountain. The e-scooter trial operating area can be seen in Appendix 1. The

trial was managed by the company, Beam Mobility.

The community were asked to provide their feedback throughout the duration of the trial.

The themes and stakeholder insights from this engagement have been summarised in this report and will help inform decision making regarding the use of e-scooters in Ipswich moving forward.

Within this trial, e-scooters refer exclusively to the shared devices provided by Beam Mobility. These findings do not apply to private e-scooter users in Ipswich.

BACKGROUND

E-scooter technology has been expanding across Australia in recent years and council wish to encourage sustainable and active forms of transport. The City of Ipswich iGO Intelligent Transport Systems Strategy (2019) committed to further investigate shared e-scooters as an active transport mode.

The timeline figure to the right shows the engagement that has been undertaken to date for this project.

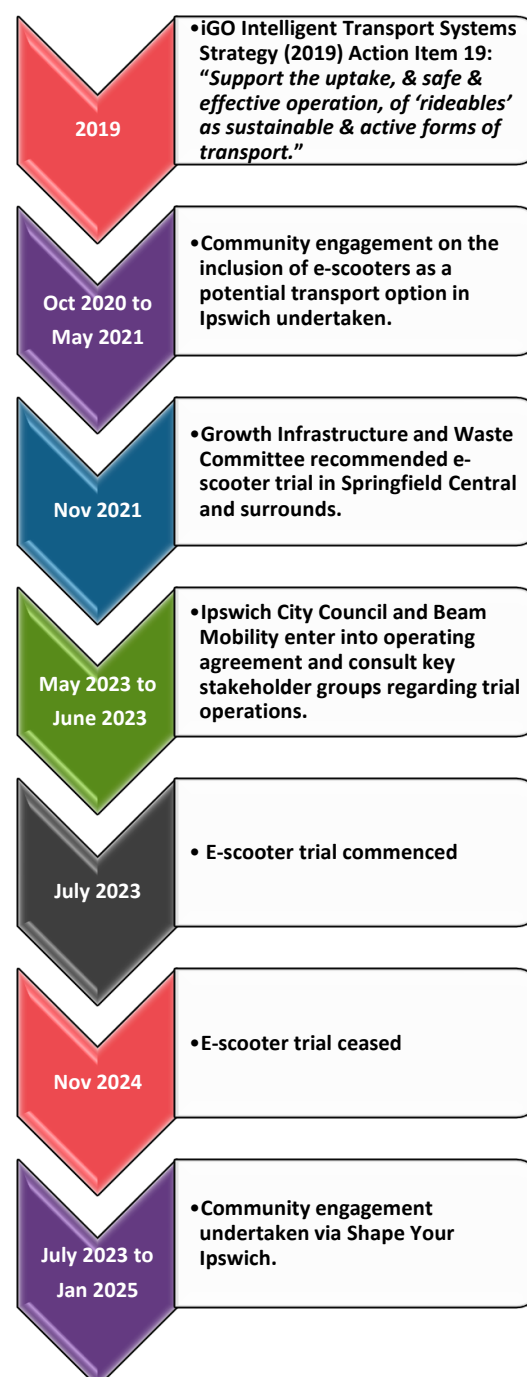
Within this trial, e-scooters refer exclusively to the shared devices provided by Beam Mobility. These findings do not apply to private e-scooter users in Ipswich.

From October 2020 to May 2021 council engaged with the community through a Shape Your Ipswich survey and contacted key stakeholders on the inclusion of e-scooters as a potential transport option in Ipswich. There was general support of a trial and feedback indicated Springfield Central as the desirable location of a e-scooter trial.

At the Growth Infrastructure and Waste Committee meeting held on 4 November 2021, council endorsed an e-scooter trial in Springfield Central area.

Beam Mobility was appointed as the company to run the e-scooter trial and assisted council with prior engagement with key stakeholder groups.

The e-scooter trial ran from July 2023 – November 2024 within areas of Springfield Central, Springfield Lakes and Spring Mountain. The e-scooter trial operating area can be seen in Appendix 1. Feedback from the community was sought up until 31 January 2025.





WHY WE ENGAGED

The community were engaged with aims to:

- understand community experience of the shared e-scooter trial
- capture community sentiment on interest and support for a shared e-scooter program in the Ipswich Local Government Area.

HOW WE ENGAGED

Engagement channels

Community engagement was undertaken between 7 July 2023 and 31 January 2025. The community was able to contribute their feedback via an online survey on the project page, [E-Scooters in Ipswich](#), hosted on Shape Your Ipswich. Survey questions can be seen in Appendix 2.

While council did not advertise additional formal channels for providing feedback, comments on the trial were received through council channels such as phone, email and Snap Send Solve. These have been formally captured in this report, categorised as ‘Other’.

It is noted that throughout this trial, Beam Mobility directly managed engagement with residents, businesses, government and non-government agencies on operational matters such as compliance and community concerns through their own channels. This report specifically addresses the feedback received through council channels.

Marketing

To maximise engagement, the following communication channels were used to reach the community and trigger awareness.

Ipswich City Council social media

Two posts were shared on Ipswich City Council’s social media platforms for raising awareness of the project and encourage community to share their feedback. A screenshot of the posts can be seen at Appendix 3.

Social Media Channel	Date of posting	Impressions ¹	Clicks ²
Meta (Facebook and Instagram)	3-9 December 2024	57,908	615
Google	13-20 January 2025	56,145	1,455

¹ Total number of times a social media post was viewed.

² Total number of times a URL in a social media post was clicked.

Shape Your Ipswich email campaigns

Three email campaigns were sent out via Shape Your Ipswich.

The first campaign was sent on 18 December 2023 to members following the project page, *E-Scooters in Ipswich*. This campaign advised that the e-scooter trial period had been extended. The campaign was sent to a total of 177 members, of which 102 (58%) opened the email.

The second campaign was sent on 24 January 2024 to members subscribed to the Shape Your Ipswich general newsletter notifying members of various projects currently open for feedback. This campaign was sent to a total of 3,349 members, of which 1,576 (47%) opened the email.

The third campaign was sent on 29 November 2024 to members subscribed to Shape Your Ipswich general newsletter notifying members of various projects currently open for feedback. This campaign was sent to a total of 3,772 members, of which 1,621 (43%) opened the email.

Direct email

Direct emails were sent out to the following external stakeholders:

- Queensland Police Service
- Department of Transport and Main Roads
- Queensland Health
- Greater Springfield Chamber of Commerce (GSCC)
- Springfield City Group
- Orion Shopping Centre (Mirvac)
- University of Southern Queensland (UniSQ)
- RACQ
- Queensland Ambulance Service
- TAFE Queensland

An initial email was sent between 12-14 June 2023, raising awareness of the planned trial. Stakeholder groups were also offered in-person or online meetings, where council and Beam Mobility shared information regarding:

- the capabilities of the Beam e-scooters
- the Beam geofencing technology allowing control over the area to reduce the safety risk by implementing zones such as slow zones, no parking areas, no access areas
- stakeholder concerns and changes implemented based on local knowledge.

Further email updates were shared with the listed stakeholders during the trial. This included:

- 4 July 2023: confirming commencement of the trial
- 4 January 2024: invitation to share feedback on Shape Your Ipswich
- 22 November 2024: confirming conclusion of the trial.



Letter drop

Beam Mobility contacted local schools and some local businesses for feedback to assist in identifying any areas to prevent e-scooter access. These stakeholders were offered a meeting to discuss further. Schools contacted included:

- Springfield Central State School
- St Peters Lutheran College
- The Springfield Anglican College
- Spring Mountain State School
- Springfield Lakes State School.

Ipswich First

Three articles were distributed across Ipswich First.

The first article, [Beam e-scooter confirmed, setting wheels in motion for launch](#), announced the commencement of the trial and encouraged the community to share their feedback. The article was distributed on 6 July 2023 and received 924 views.

The second article, [E-scooter trial extended for six months](#), announced the extension of the trial and directed community to Shape Your Ipswich to learn more and provide feedback. The article was distributed on 2 January 2024 and received 361 views.

The third article, [E-scooter trial concludes in Springfield](#), confirmed the wrap up date of the trial period and encouraged community to visit Shape Your Ipswich to learn more. The article was distributed on 6 November 2024 and received 747 views.

Beam Safe Academy educational events

Residents were invited to attend the Beam Safe Academy event to officially launch the e-scooter trial on Saturday 8 July 2023. The event was held at the Robelle Domain carpark next to the Orion Lagoon from 9.00 am to 2.00 pm. Beam Mobility run these events to teach the community how to ride safely and confidently, learn local road rules and to encourage everyone to ride kind and park kind. Attendees were encouraged to visit Shape Your Ipswich to learn more and share their feedback on the trial.

A second Beam Safe Academy event took place at the Ipswich Sustainable Living Festival on the 21 October 2023.

Overall, these activities led to 3,771 views of the Shape Your Ipswich page and 267 contributions as outlined in the table below.



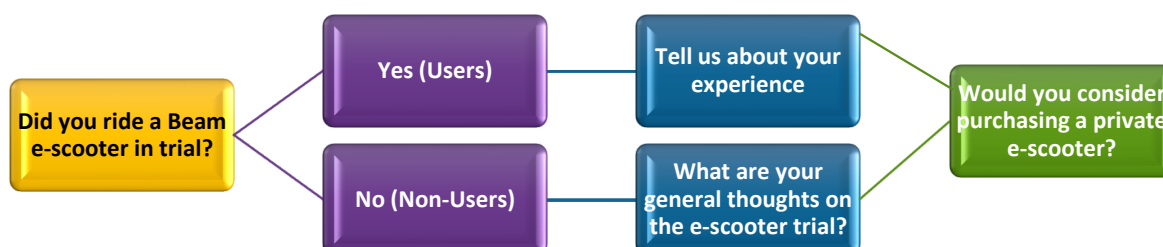
Engagement Channel	Contributions ³
Shape Your Ipswich	251
Other	16
Total	267

³ Total number of feedback submissions received through an engagement channel. Noting the same individuals may be counted multiple times if submitting multiple separate feedback submissions.

WHAT THE COMMUNITY TOLD US

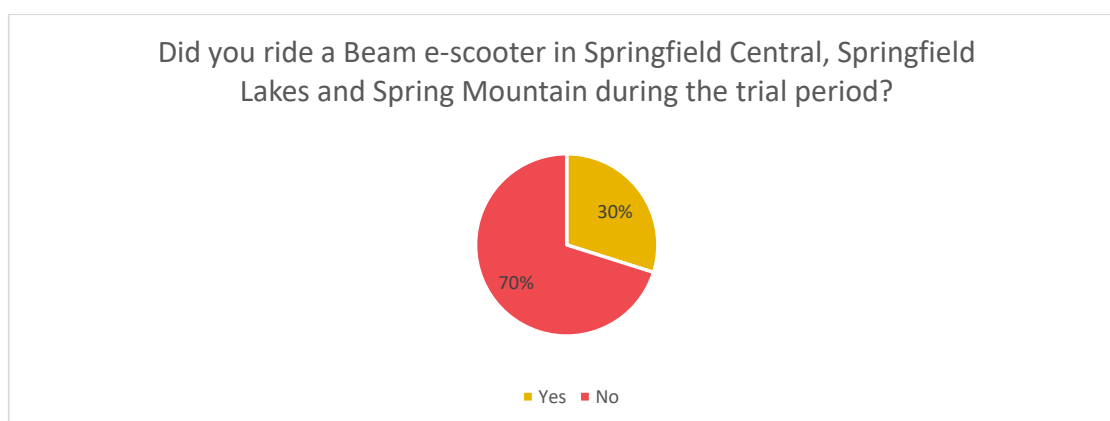
Shape Your Ipswich

Survey questions used to capture data have been outlined below.



Did you ride a Beam e-scooter in Springfield Central, Springfield Lakes and Spring Mountain during the trial period?

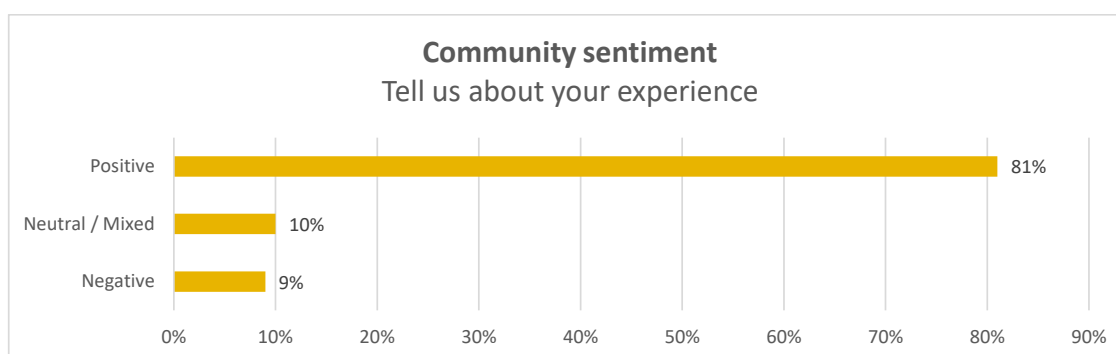
251 respondents provided an answer to this question. 70% of respondents did not ride a Beam e-scooter during the trial (non-user), whereas 30% participated in the trial (user). This ensures survey results provide insight into the experience of the trial as both a Beam e-scooter user and non-user. Although non-users were the majority in this survey, this report separates the responses of users and non-users to offer a more detailed understanding of both perspectives.



Graph based on 251 respondents

Tell us about your experience

The 75 respondents who stated that they had ridden a Beam e-scooter as part of the trial period were asked this follow-up question. 67 respondents provided an answer, with the overwhelming majority (81%) providing positive sentiment, with very minimal neutral/mixed (10%) or negative (9%) commentary on the trial.



Graph based on 67 respondents

When reflecting on the e-scooter trial, themes identified in the comments have been outlined below. Comments discussed using the e-scooters for a variety of purposes, inclusive of commuting to work, shops, or public transport. Others enjoyed recreational usage, particularly through the local parks.

Theme	Detail*
Accessibility	51% of user respondents referenced accessibility. Most comments were positive, noting: • ease of use and overall efficiency • availability of e-scooters in key locations • alternative option for those who cannot drive/distances too far to walk. There was mixed sentiment on the affordability of hiring e-scooters. Some found them affordable, while others saw the cost as a barrier.
Sustainability	19% of user respondents referenced sustainability as a positive aspect of e-scooters. Comments noted: • suitable alternative to less environmentally friendly transport modes such as cars • supports shift towards active transport • helps reduce road congestion.
Safety and regulation	18% of user respondents raised safety concerns. Comments noted: • concerns around inappropriate parking locations • users not abiding by e-scooter laws/disrespectful behaviour • city infrastructure not suitable to support safe use of e-scooters.

Future opportunities	18% of user respondents offered suggestions to improve the program. Comments noted: • increasing ride and park zones across different areas of Ipswich • more frequent servicing from Beam such as charging batteries, and restocking e-scooters in key ride locations • addition of e-bikes • mixed sentiment around e-scooter numbers, with comments varying on the number of e-scooters that should be available on the streets.
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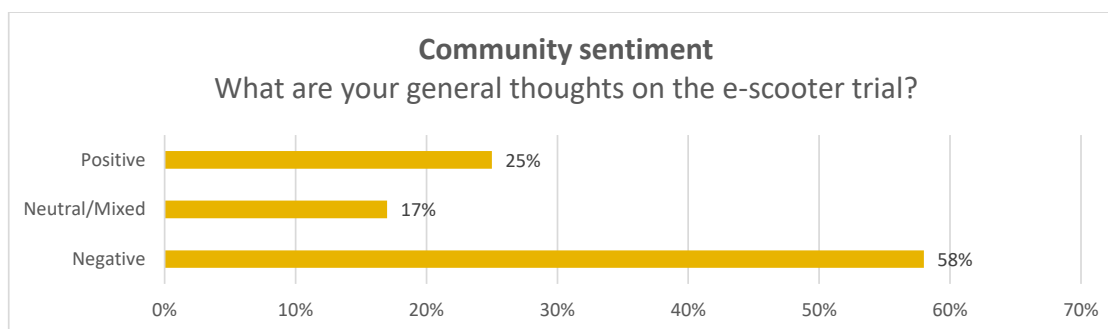
**Noting some comments related to multiple themes*

Quotes from respondents included:

- *"I loved the e-scooters. When are they coming back and will they be expanded all over Ipswich? I ended up buying my own but when family come to visit they used to hire the e-scooters and we would make a day out of it showing them around the place."*
- *"I found the scooters good to ride around Springfield Central, mostly to enjoy the parklands. It was annoying to see people parking the scooters in poorly placed areas. I don't live in the area but I go to the Sunday markets in Springfield and these scooters were a helpful tool for people to use to cover a bit of distance in Queensland heat. I didn't like that sometimes the scooters were nowhere near the train station and you had to go for quite a walk to find one. I think Beam could have been more active in the area, especially with restocking scooters and tidying up scooters parked over footpaths."*
- *"It really is a much more convenient and cheaper way of getting around local Springfield Lakes. Because pretty much everything you need is in the same couple of small suburbs, an e scooter is pretty much all you need. Better than getting ubers all the time to travel a short distance, and a bit of fun too."*
- *"The scooters are a great addition to the area and I strongly support them staying on permanently. Australia needs to shift towards more active transport, and this is a step in the right direction. There are plenty of ways to improve some of the problems people raise - like poor parking, etc. It'll be great if these continue so we can get more scooters in the area - so there are more available, especially near the two train stations."*

What are your general thoughts on the e-scooter trial?

The 176 respondents who stated that they had not ridden a Beam e-scooter as part of the trial period were asked this follow-up question. 154 respondents provided an answer, with mixed sentiment received compared to those who took part in the trial. In this case, the majority (58%) provided negative sentiment, followed by 25% positive and 17% neutral/mixed commentary on the trial.



Graph based on 154 respondents

It is noted that while these respondents did not use a Beam e-scooter in Ipswich during the trial, a number of them reflected on their experience using a private e-scooter or similar mobility devices as part of their response. When reflecting on the e-scooter trial, similar themes were identified by non-users as was identified by users, although with a much greater focus on safety and regulation. Themes have been outlined below.

Theme	Detail
Safety and regulation	63% of non-user respondents raised safety and regulatory concerns. Comments noted: • concerns around inappropriate parking locations, with many comments also noting poor visual appeal • users not abiding by e-scooter laws such as not wearing a helmet or speeding • both users and non-users behaviours creating an unsafe environment for each other • that it is perceived that city infrastructure is not suitable to support safe use of e-scooters • witnessing or being part of e-scooter related accidents/near-misses. It is noted that some comments regarding speeding may be more likely referencing private e-scooters as Beam e-scooters have a set maximum speed limit.
Future opportunities	23% of non-user respondents offered suggestions to improve the program. Comments noted: • need for improved infrastructure to support additional transport mode and improve overall safety for all e.g. dedicated paths for e-scooters, dedicated parking locations • education campaigns on e-scooters to both users and non-users • expanding ride and park zones across different areas of Ipswich • greater enforcement of e-scooter laws.
Accessibility	10% of non-user respondents referenced accessibility. Most comments were positive, noting: • alternative option for those who cannot drive/distances too far



	to walk • closes commuting gaps between key locations • affordable solution.
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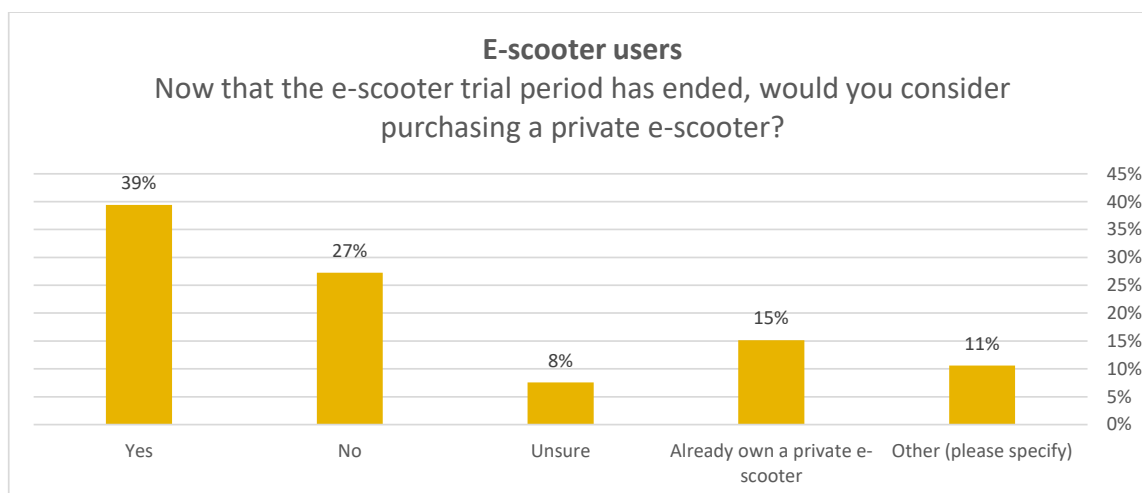
Quotes from respondents included:

- *“I walk daily around the streets in Springfield Central, including through Robelle Parklands and UniSQ. It was quite common to see scooters dumped in the middle of pathways and blocking them, without regard for pedestrians or those with walkers or wheelchairs. Also riding quite often without the helmets in the middle of pathways with no regard for other users of the path. If this scheme goes ahead then you need to seriously think about the demographics of people/children using them and have an education campaign on suitable behaviour and concern for other pathway users.”*
- *“E-scooters and other personal mobility devices are a great way to reduce traffic and reduce pollution by having viable alternatives to driving. Cycling infrastructure really needs to be improved. I am forced to ride my Electric Unicycle on the road with car traffic every time I need to go somewhere, as there are nearly no veloways or cycle paths in Ipswich, and riding on the footpath is dangerous for pedestrians and the speed limit of 12km/h is too slow compared to the 25km/h limit on roads and on bikeways. It feels downright dangerous on the road as a PEV user, as drivers are very often antagonistic and angry at cyclists PEV riders for simply using the road. In my opinion, infrastructure is the current limiting factor for e-scooter and PEV ownership and use.”*
- *“These things are very dangerous and attract anti-social behaviour. The number of times I have had to avoid hitting one is too numerous to remember. Speeds need to be lowered and rules enforced before anything else goes ahead.”*
- *“Frustrating at times since there's just no place for them to be. More dedicated footpaths and "parking" areas are required”*

Now that the e-scooter trial period has ended, would you consider purchasing a private e-scooter?

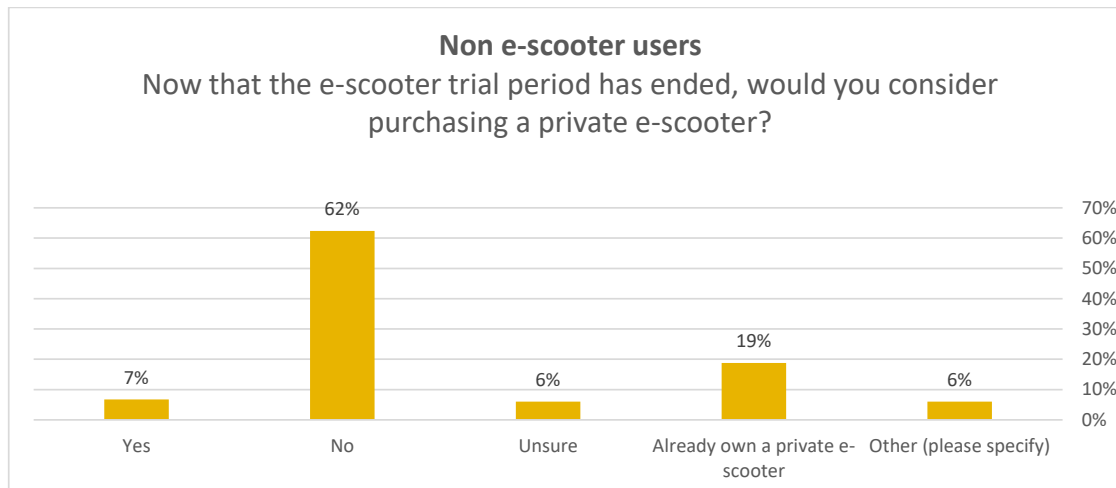
This question was added to the survey from 11 November 2024 once the trial period was confirmed it was ending.

Of the 75 respondents who trialled a Beam e-scooter, 66 provided an answer to this question. Most of these respondents (54%) stated they already own (15%) or would consider purchasing (39%) their own e-scooter. 27% stated they would not purchase a private e-scooter, and 8% were unsure. Of the 11% that selected ‘Other’, comments suggested a preference for hiring, or cost barriers preventing them from purchasing.



Graph based on 66 respondents

Of the 176 respondents who did not trial a Beam e-scooter in Ipswich, 133 provided an answer to this question. In contrast to users, the majority (62%) stated they would not purchase a private e-scooter. 19% stated they already own one, 7% would consider purchasing one, and 6% were unsure. Of the 6% who selected 'Other', comments generally indicated they would consider it if safety and infrastructure was improved, while others stated they already had access to alternative electric vehicles.



Graph based on 133 respondents

Other feedback

16 contributions were received from other channels. Feedback generally aligned with sentiment received through Shape Your Ipswich. Concerns centred around inappropriate parking of e-scooters causing safety issues and visual pollution. Some respondents also raised concerns around inappropriate behaviour of users.



FINDINGS

Review and analysis of the data from all engagement activities identified the following key findings from the community.

Findings as outlined in this report are to be shared publicly via Shape Your Ipswich, along with relevant project updates to show how the community's feedback has shaped this project.

Users (75 respondents)

- Among users, 81% had a positive experience, using e-scooters for both commuting and recreation. Comments generally highlighted the accessibility and sustainability of the transport mode.
- Responses from users indicated future growth in e-scooter riders across Ipswich, with 39% of users indicating they would consider purchasing a private e-scooter.

Non-Users (176 respondents)

- Non-users were particularly concerned about safety and regulation of the e-scooters, as well as poor visual appeal of e-scooters on the streets.
- There was less interest in purchasing a private e-scooter, with only 7% of non-users indicating they would consider purchasing a private e-scooter. However, respondents would be more inclined to use this transport method with improvements in dedicated infrastructure, and/or through the continuation of a hiring model.

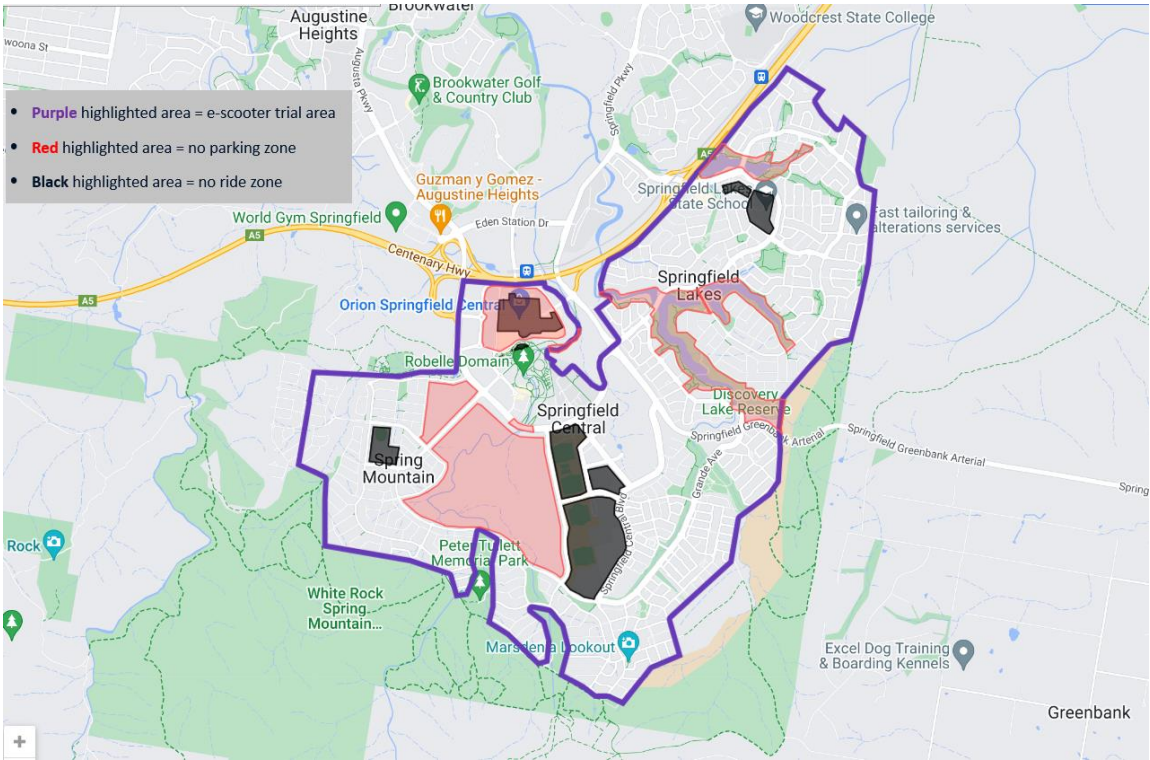
Both Users and Non-Users

- Both users and non-users recognised accessibility benefits of e-scooters, noting it as an alternative option for those who cannot drive/distances too far to walk.
- Proposed solutions to address the identified safety and regulation concerns by both users and non-users included increased regulation of usage, community education, and dedicated infrastructure.

The information may be used to inform next steps for this project.

APPENDIX

1. BEAM E-SCOOTER TRIAL OPERATING AREA



2. SHAPE YOUR IPSWICH SURVEY

Share your thoughts on the e-scooter trial

01. Did you ride a Beam e-scooter in Springfield Central, Springfield Lakes and Spring Mountain during the trial period?

Select one answer only
☐ Yes
☐ No

02. What are your general thoughts on the e-scooter trial?



Skip this question if

- you have not selected either "No" in question Did you ride a Beam e-scooter in Springfield Central, Springfield Lakes and Spring Mountain during the trial period?

--

03. Tell us about your experience

Skip this question if

- you have not selected either "Yes" in question Did you ride a Beam e-scooter in Springfield Central, Springfield Lakes and Spring Mountain during the trial period?

Share what you liked or didn't like so much.

Maximum of 1000 characters

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04. Now that the e-scooter trial period has ended, would you consider purchasing a private e-scooter?

Skip this question if

- you have not answered question Did you ride a Beam e-scooter in Springfield Central, Springfield Lakes and Spring Mountain during the trial period?

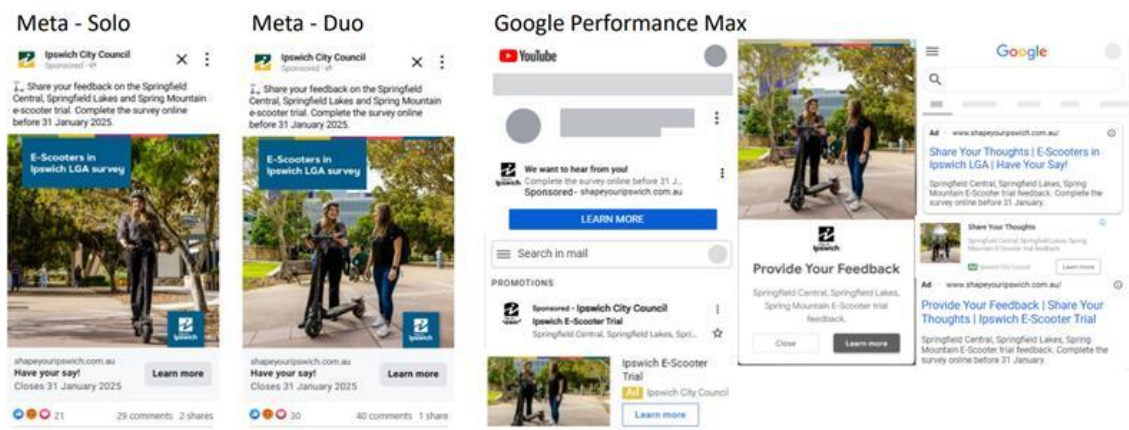
Select one answer only

☐ Yes
☐ No



☐ Unsure
☐ Already own a private e-scooter
☐ Other (please specify)

3. IPSWICH CITY COUNCIL SOCIAL MEDIA POSTS SCREENSHOT





Doc ID No: A12048949

ITEM: 3

SUBJECT: PROVIDENCE TOWN CENTRE - PROVISIONAL OFFSET - MUNICIPAL
INFRASTRUCTURE WORKS – TRUNK TRANSPORT AND WATER INFRASTRUCTURE
(13425/2022/PDAEIO/A)

AUTHOR: PRINCIPAL PLANNER (PROJECTS, APPEALS AND INFRASTRUCTURE)

DATE: 25 SEPTEMBER 2025

EXECUTIVE SUMMARY

This report seeks Committee approval of a Provisional Offset claim submitted by AW Bidco 6 Pty Ltd for costs associated with the construction of trunk transport and water infrastructure associated with the Providence Secondary Urban Core East.

This is a routine transaction when dealing with major works for master planned infrastructure delivered by developers. The financial value of this particular matter triggers consideration by committee and Council.

RECOMMENDATION/S

That Council, as the Minister Economic Development Queensland (MEDQ) Delegate, issues a Provisional Offset notice to AW Bidco 6 Pty Ltd for Municipal Infrastructure Works – Trunk Transport and Water to the value of \$19,124,142.79 (indexed to July 2025 dollars, and including a 2% EDQ administration fee) as endorsed by EDQ.

RELATED PARTIES

- Developer: AW Bidco 6 Pty Ltd
- Applicant: ASC Consult Pty Ltd – Mr Adrian Sains adrian@acsconsult.com.au

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

Applications in the Ripley Valley Priority Development Area

Development applications located within the Ripley Valley Priority Development Area (Ripley Valley PDA) are required to be submitted to the Minister of Economic Development Queensland (MEDQ) for assessment and decision. On 30 September 2013 the development assessment decision making powers for the Ripley Valley PDA was delegated to Ipswich City Council (Council) for all assessment functions. Since then, Council has been deciding

applications in the Ripley Valley PDA pursuant to the *Economic Development Act 2012* as the MEDQ Delegate.

Ripley Valley PDA Offsets

Trunk infrastructure to be delivered in the Ripley Valley PDA is governed by the *Ripley Valley Priority Development Area Development Charges and Offset Plan*, commonly referred to as “the DCOP”. On and from the date the DCOP took effect, the DCOP prevails over other instruments concerning charges, credits, offsets, and refunds in the Ripley Valley PDA.

Where a PDA development approval requires the applicant to provide a Land Contribution or Works Contribution, the applicant may lodge an application to the MEDQ for the following types of offset claim:

1. **Provisional Offset** – where the applicant seeks to vary the scope, timing or cost of infrastructure land and works. Having decided the request, the MEDQ must give a notice to the applicant stating:
 - a) whether a Provisional Offset will be given for the contribution
 - b) if a Provisional Offset is to be given:
 - i. the Provisional Offset Value for the Works Contribution
 - ii. the Provisional Offset Value for the Land Contribution, or
 - iii. the Provisional Offset Value for the Implementation Works Contribution.

A Provisional Offset has a currency period of two (2) years from the date of decision.

2. **Final Offset** – for a Works Contribution, Land Contribution, or an Implementation Works Contribution. Having decided the request, the MEDQ must give notice to the applicant stating:
 - a) Whether a Final Offset will be given for the contribution
 - b) Which Development Charge Type (ie. sub-regional charge, balance municipal charge, implementation charge) the Final Offset Value will be offset against
 - c) If a Final offset is to be given:
 - i. The timing of the offset accrual,
 - ii. The Final Offset Value for the Works Contribution,
 - iii. The Final Offset Value for the Land Contribution,
 - iv. The Final Offset value for the Implementation Works Contribution, or
 - d) Where an applicant’s offset claim has not been accepted, the MEDQ will provide written notice of reasons for rejecting the applicant’s request.

The applicant’s request for Infrastructure Offset Claims and/or Refunds are referred to Economic Development Queensland (EDQ) for assessment. Once EDQ has assessed the

application, EDQ notifies Council of the endorsed Offset Value and the relevant component/s of the Development Charge Type. Council, as the MEDQ Delegate, then gives notice to the applicant of the application outcome.

Locality Plan

The applicant is seeking a Provisional Offset claim related to the Stockland “Providence Secondary Urban Centre East” development. Refer to **Figure 1** below for a locality plan detailing the related developments and the approximate Works Contribution extent associated with the applicant’s Provisional Offset claim.



Figure 1 – Locality Plan

Relevant PDA Development Permits

The subject Provisional Offset claim relates to the Municipal Infrastructure Works – Trunk transport and water infrastructure in the Providence Estate located within the Ripley Valley PDA. The related approvals are listed below:

- 13425/2022/PDA: Reconfigure a Lot - Three (3) Lots into Ten (10) Lots (10 Super Lots, New Road and Open Space) – Conditions 11 – Signalised Intersections, 14 – Trunk Infrastructure, 15 – Providence Parade Extension (R055) and 27 – Water and Sewerage.

Applicant’s Provisional Offset Claim

A request by AW Bidco 6 Pty Ltd (the applicant) C/- ACS Consult Pty Ltd was received on 2 July 2025 for a Provisional Offset claim for the construction of the extension of Providence Parade (refer figure 2), the Town Centre Connector, part of the South-East Arterial Road and part of Lucas Drive (refer figure 3) and associated trunk water mains. The road project (R055, R029 & R051B) links the existing Providence Parade in the west to Lucas Drive in the east.

The offset claim also includes the signalised intersection of Providence Parade/ Town Centre Connector (RI048) and the intersection of the Town Centre Connector/ Lucas Drive/ Southeast Arterial Road (RI015B/C).

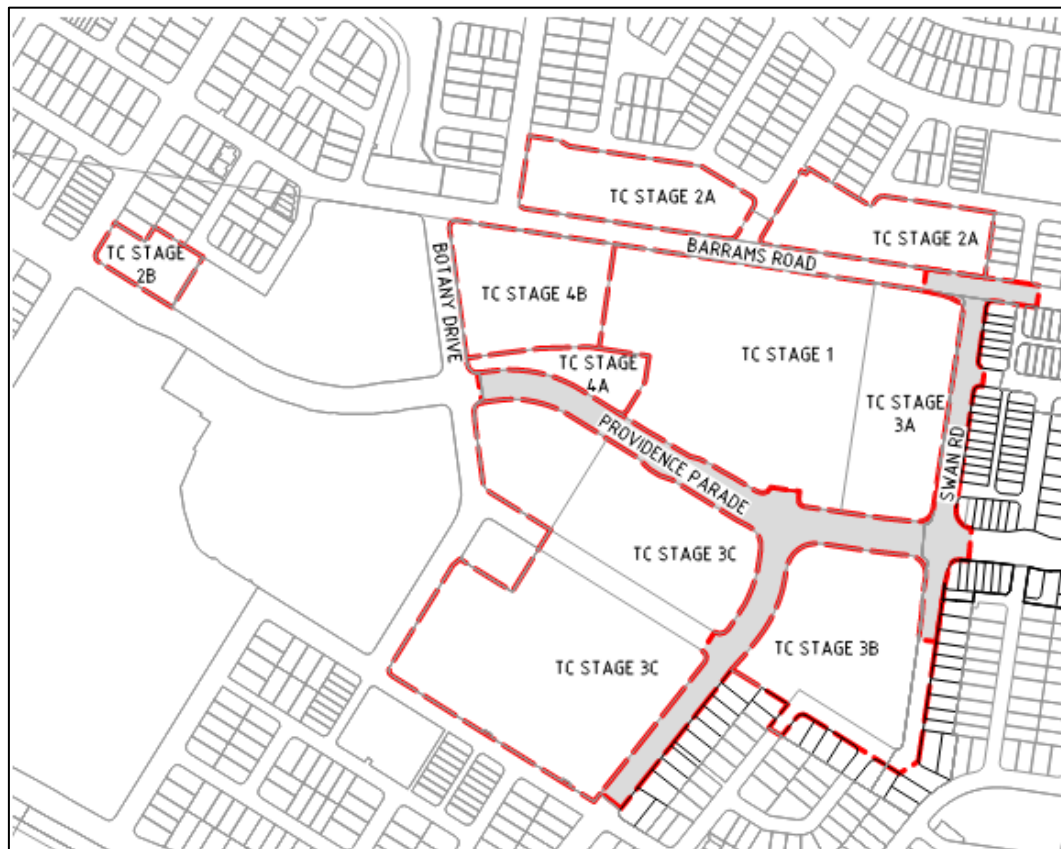


Figure 2 – Providence Parade Extension



Figure 3 – Town Centre Connector Road

Assessment by EDQ

The applicant's request for Provisional Offset for Municipal Infrastructure Works – Trunk Transport was referred to EDQ for assessment on 8 July 2025.

EDQ's endorsement of the applicant's request for Provisional Offset for Municipal Infrastructure Works – Trunk Transport was received on 24 September 2025, for \$19,124,142.79 (indexed to July 2025 dollars) (including a 2% administration fee). A summary of EDQ's endorsement is detailed in **Table 2** below.

MUNICIPAL CHARGES				
Asset Type	Asset Description	DCOP ID	Endorsed Provisional Offset	Notes
Transport (Roads)	Providence Parade & Town Centre Connector	R055	\$13,238,396.60	\$FY25/26 (including 2% Administration Fee)
Transport (Roads)	Lucas Drive	R051B (Part)	\$2,843,616.65	
Transport (Roads)	Southeast Arterial Road	R029 (Part)	\$923,426.24	
Transport (Intersections)	Providence Parade/Town Centre Connector intersection	RI048	\$711,883.50	
Transport (Intersections)	Lucas Drive/SEA Road intersection	RI015B & C	\$657,843.62	
Water Supply	300mm dia	WM127	\$127,702.61	
Water Supply	170m of 395m 300mm dia	WM130 (Part)	\$153,857.21	
Water Supply	300mm dia	WM132	\$144,806.79	
Water Supply	300mm dia	WM133	\$84,656.78	
Water Supply	300mm dia	WM134	\$127,702.61	
Water Supply	25m of 418m 225mm dia	WM135 (Part)	\$43,301.23	
Water Supply	300mm dia	WM136	\$66,948.94	
Total (\$AUD)			\$19,124,142.79	

Table 1 – EDQ Assessment of Applicant's Claim

LEGAL IMPLICATIONS

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

Economic Development Act 2012

Ripley Valley Priority Development Area Development Charges Offset Plan (DCOP)

POLICY IMPLICATIONS

Not applicable

RISK MANAGEMENT IMPLICATIONS

As the MEDQ Delegate, Council is required to issue a notice to advise the applicant of the outcome of the assessment of the submitted application for Provisional Offset.

FINANCIAL/RESOURCE IMPLICATIONS

There are no direct financial or resource implications of this decision.

COMMUNITY AND OTHER CONSULTATION

Not applicable.

CONCLUSION

That Council, as the MEDQ Delegate, issues a Provisional Offset notice to AW Bidco 6 Pty Ltd for Municipal Infrastructure Works – Trunk transport and water infrastructure to the value of \$19,124,142.79 (indexed to July 2025 dollars, and including a 2% EDQ administration fee).

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
NON-DISCRETIONARY DECISION	
As the MEDQ Delegate, Council has an obligation under the <i>Economic Development Act 2012</i> to issue a notice to the applicant advising of the outcome of the assessment of the applicant's request for Provisional Offset for Municipal Infrastructure Works – Trunk transport and water infrastructure.	

Grant Johnson

PRINCIPAL PLANNER (PROJECTS, APPEALS AND INFRASTRUCTURE)

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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Doc ID No: A12011810

ITEM: 4

SUBJECT: ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY
REPORT AUGUST 2025

AUTHOR: PRINCIPAL OFFICER (PROGRAM MANAGEMENT)

DATE: 15 SEPTEMBER 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 August 2025.

RECOMMENDATION/S

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

RELATED PARTIES

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

IFUTURE THEME

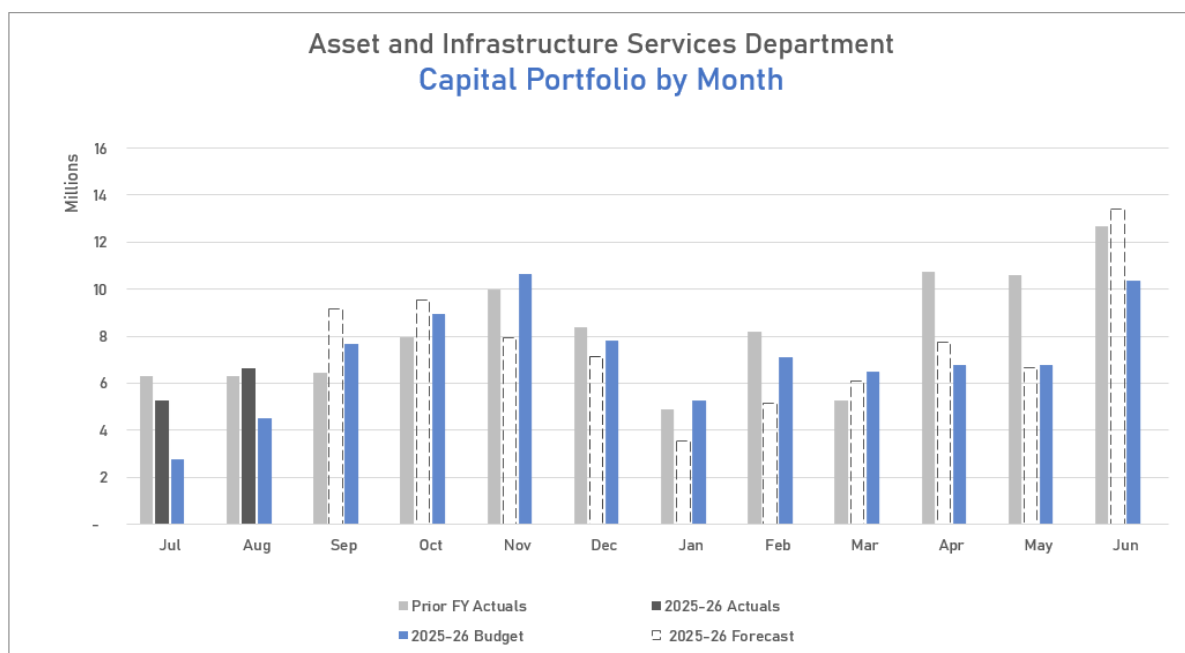
Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

The Asset and Infrastructure Services Department's Capital Works Program achieved a monthly expenditure of \$6.61 million for the month of August, against an adopted baseline budget of \$4.50 million, resulting in a positive variance of \$2.11 million.

The year-to-date expenditure sits at \$11.89 million against an adopted budget for the financial year of \$85.14 million, leaving a remaining budget of \$73.25 million.

The table below shows the baseline for the published budget and expenditure to date for the 2025-2026 FY.



AIS Deliverable (August 2025)	MTD				
	Actuals	Budget	Variance (Budget - Actuals)	Forecast	Variance (Forecast - Actuals)
	\$	\$	\$	\$	\$
Capital Program					
Asset Rehabilitation	3,173,569	2,045,652	(1,127,917)	4,074,229	900,660
Local Amenity	35,002	10,000	(25,002)	16,292	(18,710)
Flood Mitigation and Drainage	45,579	143,468	97,889	-	(45,579)
Parks and Recreation	9,981	20,000	10,019	10,000	19
Parks Sport and Environment	(24,156)	-	24,156	15,000	39,156
Transport And Traffic	3,203,430	1,442,064	(1,761,366)	2,424,989	(778,441)
Project Overheads	6,319	-	(6,319)	-	(6,319)
Infrastructure Program	6,449,724	3,661,184	(2,788,540)	6,540,510	90,786
Fleet	141,175	843,100	701,925	843,100	701,925
Other	19,542	-	(19,542)	-	(19,542)
Capital Works Program	6,610,441	4,504,284	(2,106,157)	7,383,610	773,170

Asset Rehabilitation overall, achieved an actual spend of \$3.17 million for the month of August.

Underground communications relocation works associated with the Purga School Road bridge replacement are progressing well and are anticipated to be completed by late September. Discussions with Energex regarding overhead powerline clearance requirements are ongoing to ensure the necessary exclusion zones are managed. The appointed bridge contractor has mobilised and commenced preliminary earthworks to support piling activities, with the necessary detour signage having previously been installed to facilitate the necessary traffic management. For the month of August, the project recorded an expenditure of \$681,037

against a baseline forecast of \$245,368. The current schedule forecasts work to continue through to March 2026.

Sealed road rehabilitation works on Adelong Avenue, Thagoona progressed well during August. A number of the driveway crossovers have now been completed, crews are actively shaping and preparing side drains in readiness for the upcoming concrete spoon drain installation. Looking ahead, pavement rehabilitation is scheduled to commence in late September, marking the next phase of construction. Year to date spending in the order of \$444,037 has occurred.

With the Gravel Re-Sheeting Program having now transitioned predominantly back to capital re-sheeting activities following several months of repair works funded through the Flood Recovery Allocation the program has incurred expenditure of \$184,360 against an adopted baseline budget of \$50,000.

Progress continues on the staged drainage mitigation strategy at Champions Way, Willowbank. During August, construction activities for Stage One advanced significantly, with the base slab now poured, box culverts installed, and backfilling commenced to prepare for a lane change over on the 22nd of September. Design work for the remaining two stages is also underway. Total expenditure across all stages for the month of August was \$146,510, reflecting the progress in both construction and design activities for this emergent project.

Reconstruction works on Dowden Street, Goodna continued throughout August, with kerb installation now complete and final gravel layers being prepared in advance of asphalt works. Subject to favourable weather conditions, the project is on track for completion in early October. The project recorded an expenditure of \$292,055 during August, against a baseline budget of \$177,000 due to current phasing and delivery progress.

The grant-funded works for East Ipswich Drainage Stage 1 progressed well throughout August. During the month, the majority of stormwater installation along Blackall Street was completed 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 \$1,005,875, which included accruals from previous months, against a nil budget allocation for August.

Favourable weather conditions throughout the month enabled steady progress on road resurfacing activities across Area 6. Monthly expenditure amounted to \$192,241, compared to an approved budget of \$500,000. This variance reflects the current phasing of works, with resurfacing activities in Area 6 scheduled for completion in late September.

Local Amenity had an actual expenditure of \$35,002 for the month.

Transport and Traffic had an actual expenditure of \$3.20 million for the month of August.

The Springfield Parkway Road Upgrade Project is progressing well, with strong advancement in daytime works keeping the overall schedule on track despite a temporary pause in night works. Stages 1 and 3 are nearly complete, awaiting final material deliveries and reinstatement of the Stage 3 compound, with coordination underway for TMR's handover. Stage 2 has encountered challenging ground conditions during night works, but key milestones have still been achieved. From a financial perspective, Stage 2 works incurred a

spend of \$2.08m during August, against an approved budget of \$833,208. Due to timing, a significant portion of July's accruals are also captured within the August reporting period.

Design activities for the Strategic Road Upgrade at Ripley Road continued this month, with the project divided into stages for delivery. All three stages of the planning phase are progressing well. With Stage One design having now been completed and is transitioning into the construction phase, while Stages Two and Three are nearing final submission of their 100% detailed designs milestone. Total expenditure across all three stages reached \$784,860 compared to an approved budget of \$399,856.

It should be noted that progression to the on-site construction phase is dependent upon federal agency approval of treatment and off-set planting for removal of potential koala habitat trees. It is expected that an outcome will be received by mid-November 2025.

Parks and Recreation overall achieved an actual spend of \$10k.

Parks Sports and Environment overall achieved a negative variance of \$24,156 as a result of a financial adjustment due to the Sports program restructure.

Flood Mitigation and Drainage overall, achieved an actual spend of \$45,579 for the month of August.

Drainage works associated with 4 Glode Avenue are about to commence with the contractor mobilising on site and works to be undertaken over the coming months. The project incurred a spend of \$24,000 against a baseline budget for the month of August of \$143,000.

Fleet experienced a \$141,175 spend for the month.

The Truck Replacement Program recorded no expenditure in August, against an approved budget of \$650,000. The annual budget which is to cover the purchase and delivery of tippers, crane trucks, and four asphalt trucks has experienced delays with supplier discussions ongoing – it is expected future delivery and initial spend across the program will now be later in the year in December.

In August, the Major Plant Acquisitions Program also recorded no expenditure against an approved budget of \$100,000 for the month of August. Mowers originally forecast for August were delayed due to supplier availability. Spend for this program of works is also being impacted by the late arrival in July of 4 tractors and 2 mowers originally forecast for 24/25.

Minor Plant spend for August includes the receipt of a Reel master mower, originally forecast to arrive in September.

Summary

The Capital Works program of the Asset and Infrastructure Services department continued the new financial year on a positive note, achieving results that were higher than expectations. For the month, the department reported a total expenditure of \$6.61 million, against an adopted baseline budget of \$4.50 million.

The reported variance is primarily driven by emergent works and accelerated progress across several key infrastructure projects. With the key contributors including, the staged delivery of drainage works at Champions Way, delayed accruals from July for Springfield Parkway Stage 2, advancement on the Purga School Road Bridge replacement and solid progress across several other initiatives.

The outcomes reflect a proactive approach to project delivery, leveraging favourable conditions and available resources to continue works already underway and accelerate progress where possible. Although this has resulted in a temporary budget overspend for the month, it positions the program well to meet future delivery milestones.

Major Projects – Springfield Parkway & Springfield-Greenbank Arterial Road Upgrade

The project continues to progress well, with excellent momentum in daytime works keeping the overall program on track despite a temporary pause in night works. Stage 2 has made significant strides, overcoming challenging ground conditions during night works to successfully complete stormwater installation at the Bridgewater Road roundabout. Earthworks above the RE Wall are also advancing strongly, contributing to continued progress across the project.

Stage 2

- Despite some challenging ground conditions occurring during the recent night works, the new stormwater across the Bridgewater Road roundabout was successfully completed.
- Earthworks above the RE Wall are well advanced, with efficient use of materials reducing subgrade treatments and saving time and cost.
- Reinstatement below the RE Wall is almost complete and the initiative to retain as many trees as possible and utilise logs, rocks and mulch has created an excellent habitat area.
- Hard rock encountered near College Rd was expected and covered in existing rates—no extra cost.
- Earthworks completion will enable the second Energex relocation and remaining deep stormwater works.
- Despite Energex delays, retaining walls at Bridgewater Rd roundabout remain on track for Gas relocation in Jan/Feb.
- Night works to replace the collapsed sewer crossing are about to begin. The remaining outstanding UU water approvals have been resolved, and materials have arrived on site, with works programmed to be completed early.
- Negotiations with UU for an alternative design remain positive and this will avoid a resumption of Church land and realise a saving of \$400,000.

- The Site team are continuing to progress initiatives to bring stage 2 works forward (subject to budget) to save cost, time and maximise site resources.

Health, Safety and Environment

- Another good month with everyone remaining vigilant and no significant Environmental or Safety incidents to report and the weekly inspections continuing.
- The effects of silica on construction workers is being considered more by industry in recent times and BMD are using a mister on site to minimise this risk.

Financial and Program (excludes Relocation Costs from Utilities)

- The works remaining on program and the budget forecast is tracking well.

Local Amenity - Provisional Projects

For the month August reporting period, two new projects have been identified within the Provisional Projects budget allocation; Speed awareness signs at both Arthur Summervilles Road and Diamantina Boulevard.

Unspent funds from the 2024–25 financial year will be reviewed during the next budget amendment. Projects completed prior to July 2025 have now been finalised and removed from the table.

PROVISIONAL PROJECTS			
Project Name	Budget Requested	Actual Cost	Project Status
2024-25FY			
Jim Finimore Park - Installation of Bollards, slip rail and additional lighting	\$48,000	\$48,824	2024-25FY - Installation of bollards was completed late April 2025 and electrical infrastructure in June 2025. The electrical connection has now been completed by Energex. This project is considered complete.
School St (Rosewood State School) - Footpath Installation	\$25,000	\$28,435	2024-25FY - The project is considered complete.
Collingwood Drive, Collingwood Park - Electronic solar powered speed awareness sign	\$15,000	\$13,274	2024-25FY - Installation was completed in June 2025. The Project is now considered complete.
Ferrett Street, Sadliers Crossing – Pedestrian Improvements	\$26,000	ongoing	2024-25FY - Design documentation finalised, scheduling of construction activities currently programmed for delivery to be completed by late September 2025.
Evan Marginson Park – Shade Tree	\$10,000	ongoing	2024-25FY - Construction of this project is scheduled for October 2025; planting of the tree is subject to stock availability that will be confirmed in the coming weeks.
Langley Park - Beautification and safety upgrades.	\$45,000	ongoing	2024-25FY - Construction of this project is scheduled to commence in October 2025 with completion early November 2025.
Remaining Budget 24-25FY	\$311,294		Budget Allocation 24-25FY \$530k
2025-26FY			
Robelle Domain Rotary Peace Pole 25	\$6292	ongoing	2025-26FY - Pole has been supplied with installation programmed late August 25
Aurthur Summervilles Rd Speed Awareness Sign	\$20,000	ongoing	2025-26FY – Investigation activities currently underway
Diamantina Blvd, Brassall Speed Awareness Sign	\$20,000	ongoing	2025-26FY – Investigation activities currently underway
Remaining Budget 25-26FY	\$483,708		Budget Allocation 25-26FY \$530k

Note: - Additional projects may have been endorsed during the month of August 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.

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

Milestone	August Actuals	Actuals Year to date	Target for 25/26
Practical Completion	1	2	72

As at end of August, shows 2 projects have reached practical completion from a total of 72 projects that are scheduled for delivery this FY.

Current status of Construction projects for 2025-2026 FY

Current Status of Projects	Count of Projects August
Brief Development	8
Concept Design	0
Detail Design	9
Handed Over for Execution	46
Construction in Progress	7
Practically Complete	2

The data shown above for status of projects scheduled for delivery in the 2025-2026 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 C	\$252,600	\$252,600	31/07/2025	In Progress
Ipswich Bus Service Growth Infrastructure Improvements - Package D	\$142,000	\$142,000	31/10/2025	In Progress
Springfield Greenbank Arterial Rd Funding Deed				
Springfield Greenbank Arterial Bus Stop	\$65,000	\$65,000	30/06/2025	Completed
(Cycle Network Local Government Grants Program (CNLGGP) State Funded				
Deebing Creek Stage 2 (Construction)	\$3,900,000	\$3,900,000	TBC	Not approved / Unsuccessful - funding is no longer available, and Council is advised to apply in the next round
TIDS (Transport Infrastructure Development Scheme) State Funded				
Springfield Parkway (Stage 2)	\$1,526,318	\$30,000,000	30/06/2027	In progress
Ripley Road (Reif St to Fischer Rd)	\$1,526,318	\$105,000,000	30/06/2029	In Progress

R2R (Roads to Recovery)		Federal Funded		
Jasmine Street, Bellbird Park	\$1,777,273	\$1,777,273	1/07/25	In Progress
Blackall Street, East Ipswich	\$1,248,955	\$3,508,385	TBC	Removed
Adelong Avenue Road Rehabilitation	\$2,000,000	TBC	TBC	TBC
Augusta Parkway Road Rehabilitation	\$3,724,589	TBC	TBC	TBC
Southeast Queensland Community Stimulus Package (SEQCSP)		State Funded		
Eastwood Street Kerb and Channel	\$657,000	\$657,000	30/06/2027	In progress
Emery Street Kerb and Channel Rehabilitation	\$1,845,000	\$1,845,000	30/06/2027	In progress
Redbank Plains Recreation Reserve Carpark Extension	\$550,000	\$550,000	30/06/2027	In progress
Ripley Road and Rief Street Intersection Upgrade	\$3,203,000	\$3,203,000	30/06/2027	In progress
Shanahan Parade Footbridge Replacement	\$415,000	\$415,000	30/06/2027	In progress
Limestone Park Netball Facilities Court Resurfacing	\$1,888,737.50	\$4,603,988	30/06/2027	In progress
Bridges Renewal Program 2022-2024		Federal Funded		
Purga School Road, Purga	\$5,000,000	\$8,185,876	31/10/2026	In Progress
Blackspot Program 2023-2024		Federal Funded		
Robertson Road and Whitehill Road, Eastern Heights	\$694,000	\$694,000	30/06/2025	In acquittal stage
School Transport Infrastructure Program		State Funded		
WMAC Signals Wulkuraka	\$198,000	\$396,000	30/03/2025	In acquittal stage
Ipswich North State School	\$141,000	\$282,000	30/04/2026	In Progress
Amberley District State School	\$102,000	\$204,000	30/04/2026	In acquittal stage
Riverview State School	\$134,500	\$269,000	30/04/2027	Not yet started
Haigslea State School	\$98,500	\$197,000	30/04/2026	In Progress
Walloon State School	\$140,000	\$280,000	30/04/2026	Not yet started
Westside Christian College	\$301,000	\$602,000	30/06/2027	In Progress
Redbank Plains State School	\$93,500	\$187,000	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	Completed
Residential Activation Fund		State Funded / Joint Funded		
Fischer Road Upgrade	\$15,768,000	\$18,444,725	30/06/2028	In Progress
Ripley Road Stage 2 (Monterea Road to Brooking Rise)	\$57,874,113	\$88,357,588	TBA	Successful – waiting on agreement (still confidential)

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

2.	AIS Capital Portfolio Update Report - August 2025 Powerpoint ↓ 
1.	Appendix A - Asset Rehabilitation Report ↓ 

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)

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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 August was \$1.91m versus actuals of \$2.14m

Overview:

The project continues to progress well, with excellent momentum in daytime works keeping the overall program on track despite a temporary pause in night works. Stages 1 and 3 are substantially complete, with only minor items outstanding. Coordination is ongoing with TMR for the handover of their portion of Stage 3.

Stage 2 has progressed well despite challenging conditions. Key stormwater works at the Bridgewater Road roundabout were completed successfully, and earthworks above the RE Wall are advancing efficiently, saving time and cost.

Stage 3 is complete and on maintenance. QA reviews are ongoing, and low contamination levels in stockpiled material may allow reuse, avoiding landfill costs. Discussions continue around handover to the Lions and early off maintenance for TMR/QR works, alongside final funding negotiations.

Health, safety and environmental performance remained strong, with no major incidents. Night works were paused to support team wellbeing, and BMD implemented dust suppression measures to manage silica exposure. Environmental reinstatement below the RE Wall is nearly complete, creating a quality habitat area.

Utility works progressed well, with Telstra cutover completed and Energex relocation preparations underway. Sewer replacement night works are scheduled with all approvals in place. UU water approvals have been resolved, and early completion of TW01 and TW02 is expected. A revised UU design may avoid land resumption and deliver significant savings.

The team continues to explore opportunities to bring forward Stage 2 works, including early rehabilitation and lighting upgrades to maximise efficiency and site resources.



AIS Capital Portfolio Update Report

Deebing Creek Road Footpath, Yamanto

Grant Funded – School Transport Infrastructure Program - \$102,000

Total forecast for August of \$35k versus actuals of \$67k

Background:

As part of Council's ongoing commitment to improving pedestrian safety and connectivity around key community infrastructure, a strategic footpath installation has been initiated along Deebing Creek Road in Yamanto.

This project addresses a critical missing link in the active transport network near Amberley District State School. Following consultation with the school and the Department of Transport and Main Roads (TMR), Council secured funding through the School Transport Infrastructure Program (STIP).

The approved works will deliver a new footpath connection from beside 2 Pinkwood Court to the existing easement adjacent to 7 Pinkwood Court. This targeted intervention supports safer school access, encourages active travel, and enhances the overall functionality of the local transport network.

Overview:

In August, key construction activities were completed, including a new concrete footpath and kerb ramps that enhance pedestrian access and safety. Landscaping along the verge improved visual appeal and sustainability, contributing to a more attractive streetscape and aligning with Council's broader urban improvement goals.

AIS Capital Portfolio Update Report

Redbank Plains Recreation Reserve Carpark Extension

Grant Funded – Southeast Queensland Stimulus Package: \$550,000

Total forecast for August of \$150k versus actuals of \$162k

Background:

This project delivered the expansion of the existing car park servicing the Redbank Plains Recreation Reserve Library. The initiative was driven by the need to address insufficient parking capacity, with the original facility offering only 14 spaces. A recent refurbishment of the library significantly increased its floor area, resulting in higher visitation and staff numbers.

Following initial assessments and stakeholder engagement, two preferred expansion options were identified. Concept design and cost estimation were undertaken, with Option 2 selected due to budget considerations. This option successfully increased parking availability and improved site access, aligning with community expectations and enhancing overall service delivery.

Overview:

In August, good progress was achieved on the Carpark Extension project, with key works completed including gravel pavement finalization, asphaltting, turfing, tree planting, mulching, and the pouring of a concrete traffic island. Timber bollards were installed around the perimeter to manage vehicle movements, and appropriate signage was put in place.

By the end of the month, final tasks such as wheel stops and steel bollards were completed with line marking and carpark official opening for public use schedule for early September.





AIS Capital Portfolio Update Report

Purga School Road Timber Bridge Replacement

Grant Funded - Safer Local Roads and Infrastructure Program \$5.0m

Total forecast for August of \$1.16m versus actuals of \$681k

Background:

Following a structural assessment conducted in 2017, it was determined that the existing timber bridge was unsuitable for general mass limit vehicles, with a recommended posted load limit of 10 tonnes gross. The structure was found to be uneconomical to repair or strengthen to accommodate heavy vehicle traffic. Given its deteriorating condition and anticipated ongoing maintenance costs, full replacement was deemed the most viable solution.

The construction works to be undertaken involve replacing the existing timber bridge with a new structure compliant with current standards. The replacement will include a two-lane formation, connecting to the previously upgraded section of Morgan's Road and extending through to Ipswich Boonah Road, ensuring improved traffic flow and long-term structural integrity.

Overview:

Throughout August, the project achieved a number of key milestones, including the completion and proof rolling of the access track to meet compaction requirements, and the successful demolition of the bridge despite intermittent wet weather.

Engagement with Energex regarding overhead clearance compliance is ongoing, alongside regular environmental checks to ensure erosion and sediment controls remain effective.

Overall, progress remained on track, site conditions were stable, and compliance standards were consistently upheld.



AIS Capital Portfolio Update Report

Drainage Rehabilitation, Champions way Willowbank

Actuals incurred for the month of August - \$146k

Overview:

Progress continued throughout August on the staged drainage mitigation strategy at Champions Way, Willowbank, with construction activities for Stage 1 advancing well on site.

Works completed over the course of the month included excavation and prep of the base, with the base slab now poured, box culverts have been carefully installed, and backfilling commenced to prepare for a lane change over on the 22nd of September, marking a major milestone for the project.

Total expenditure for August was \$146,510, reflecting the progress in both construction and design activities for this emergent project.



AIS Capital Portfolio Update Report

Dowden Street, Goodna – Kerb and Channel Rehabilitation

Total forecast for August of \$177k versus actuals of \$292k

Background:

Dowden Street construction works form part of the delivery requirements associated with Council's Kerb and Channel Rehabilitation sub-program. Prioritised due to recurring defects identified via the Pavement Management System, the scope includes pavement reconstruction, selected kerb and channel replacement, stormwater improvements to existing inlets and driveway inverts. Works will occur between Cross Street and Hendren Court, and from Smith Road to 16 Dowden Street.

The goal is a durable, cost-effective design with a lifespan over 20 years, meeting Council's standards and community expectations for safety, accessibility, and appearance—ensuring long-term value and reduced maintenance.

Overview:

During August, good progress was made on site with several key activities successfully completed. The team excavated to subgrade level, preparing the foundation for upcoming pavement works. Existing gully tops were removed and replaced with new to ensure compliant drainage.

Kerb pouring was carried out and subsoil drainage was installed to manage groundwater and improve long-term performance. Finally, subbase gravel was placed and compacted, providing a stable base for future layers and ensuring compliance with project specifications.

AIS Capital Portfolio Update Report

Cross Street, Raceview - Kerb and Channel Rehabilitation

Total forecast for August of \$180k versus actuals of \$258k

Background:

Cross Street construction works form part of the delivery requirements associated with Council's Kerb and Channel Rehabilitation sub-program. Prioritised due to recurring defects identified via the Pavement Management System and prioritised against Council prioritisation criteria.

Key issues included excessive crossfall, vertical displacement, and kerb deformation indicating poor asset condition. The goal is to rehabilitate the pavement and kerb, replace GIP tops with bike-safe grates, and reconstruct gully pits as needed. The works aim to deliver a durable, cost-effective solution with minimal impact to residents.

Overview:

Stage 2

The crew completed the installation of Combigrid 40/40 and placed 235mm of Type 2.3 gravel on the lower subbase. Concrete barrier kerbs were poured on both sides of the carriageway, and new GIP tops were installed. This included reconnecting impacted roof water outlets to the kerb. The scope also included the removal and reconstruction of several concrete driveways—one featuring exposed aggregate—as well as all invert crossings.

Stage 3

The crew placed Type 2.2 gravel for the base course across the full extent of the works and reworked several soft spots to improve the subgrade. The footpath area was stripped and reshaped to meet the required design levels, followed by top dressing with topsoil in preparation for final landscaping.





AIS Capital Portfolio Update Report

East Ipswich Drainage Works – Stage 1

Grant funded Roads to Recovery 24-25FY \$1.25 mil

Total forecast for August of \$576k versus actuals of \$1m

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:

Stormwater drainage works along Blackall Street are nearing completion, with only four pipe lengths remaining to be installed. Restoration efforts have kicked off, with crews actively making good on kerbs, driveways and nature strips to bring the area back to standard.

Meanwhile, landscaping works continue to progress steadily between the river and Blackall Street, enhancing the visual appeal and tying together the final stages of the project.

AIS Capital Portfolio Update Report

Adelong Avenue, Thagoona

Asset rehabilitation Program – Sealed Road Rehabilitation

Total forecast for August of \$936k versus actuals of \$230k

Background:

Adelong Avenue in Thagoona was selected for rehabilitation as part of the Sealed Road Rehabilitation (Reconstruction) sub-program, following identification by Asset Management through its Pavement Management System (PMS) and asset evaluation criteria. The project involves the reconstruction of approximately 9,740 square metres of sealed pavement, incorporating open table drains and driveway crossovers between Thagoona-Haigslea Road and Cummins Road. This section of road had been subject to ongoing maintenance issues and defect reports, which contributed to its prioritisation under Council's asset management rehabilitation strategy.

The rehabilitation approach was designed to deliver a cost-effective solution with a projected pavement life exceeding 20 years, while aligning with both Council's infrastructure objectives and community expectations. Given the nature of the works, the design methodology focused on minimising disruption to residents, acknowledging the limitations inherent in rehabilitation projects where full upgrades are not within scope.

Overview:

Driveway replacement works are tracking well, with 20 out of the 53 driveways now completed, marking good progress on this key component of the project. Concurrently, crews are actively shaping and preparing the table drains in readiness for the upcoming concrete spoon drain installation, ensuring drainage infrastructure keeps pace with surface works.

Looking ahead, pavement rehabilitation is scheduled to kick off on 25 September, setting the stage for the next major phase of construction.



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					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Program: Asset Rehab			05/12/2031																
Subprogram: Bridge and Culvert Rehabilitation			13/09/2028																
INF04313	Strong's Rd BR 21	2.4 Detail Design Complete	02/03/2027	LANEFIELD	02/03/2027														
INF04314	Purga School Rd BR	3.1 Construction in Progress	06/03/2026	PURGA	06/03/2026														
INF04374	Shanahan Parade Footbridge	3. Handed Over for Execution	20/11/2025	Redbank Plains	20/11/2025														
INF04362	Tallegalla Rd Culvert	4. Practically Complete	20/05/2025 A	TALLEGALLA	5 A														
INF04654	Hancock Bridge BR 23	2.2 Concept Complete	17/03/2028	Brassall / Coalfalls	17/03/2028														
INF04968	Bergins Hill Rd BR 23	2.3 Detail Design	10/09/2027	Bundamba	10/09/2027														
INF05142	Bundamba Ck BR 25	2.2 Concept Complete	10/09/2026	South Ripley	10/09/2026														
INF04958	Fawcner Crescent Stormwater Drainage Rel	3. Handed Over for Execution	20/01/2026	Barellan Point	20/01/2026														
INF04966	Railway Street Stormwater Drainage Relinin	3. Handed Over for Execution	20/01/2026	Rosewood	20/01/2026														
INF05140	Mount Walker West Rd BR Relining 25	3. Handed Over for Execution	15/01/2026	Mount Walker	15/01/2026														
INF04669	Blackall St DR 24 (Reline Package 2)	3. Handed Over for Execution	29/10/2025	Ipswich	29/10/2025														
INF05352	Clem St BR 2	2.1 Concept Design	10/09/2027	Brassall	10/09/2027														
INF05353	Creek St BR 26	2.1 Concept Design	13/09/2028	Bundamba	13/09/2028														
INF05354	Mill St BR 26	2.3 Detail Design	11/09/2026	Rosewood	11/09/2026														
INF05355	Nerima Gardens Pond RE 26	2. TSR Issue and Acceptance	11/09/2026	Ipswich	11/09/2026														
INF05356	Mary St BR 26	2.3 Detail Design	11/09/2026	Blackstone	11/09/2026														
INF04965	Pine Mountain Rd BR 23	3. Handed Over for Execution	30/01/2026	Brassall	30/01/2026														
Subprogram: Drainage Rehabilitation			08/09/2028																
INF04089	Pryde Street DR 20	2.4 Detail Design Complete	16/04/2027	WOODEND	16/04/2027														
INF04251	East Ipswich Catchment Stage 1 DR	3.1 Construction in Progress	26/09/2025	EAST IPSWICH	26/09/2025														
INF04252	East Ipswich Catchment Stage 2 DR	3. Handed Over for Execution	31/08/2026	EAST IPSWICH	31/08/2026														
INF04249	Woodend Catchment Stage 1 DR20	2.4 Detail Design Complete	09/04/2027	WOODEND	09/04/2027														
INF04800	Champions Way DR 22	3.1 Construction in Progress	12/12/2025	Willowbannk	12/12/2025														
INF04680	Lowry Ln and Colvin St DR 24	2.4 Detail Design Complete	24/07/2026	North Ipswich	24/07/2026														
INF05136	East Ipswich Catchment Stage 3	2.4 Detail Design Complete	30/08/2027	East Ipswich	30/08/2027														
INF05137	Springfield Lakes Spillway Access 25	2.4 Detail Design Complete	27/05/2026	Springfield Lakes	27/05/2026														
INF05153	Woodend Catchment Stage 3	2.3 Detail Design	19/01/2028	Woodend	19/01/2028														
INC00069	Drainage Rehabilitation	5. Management / Financial	01/09/2025	Various	01/09/2025														
INF04969	Chernside Road Drainage Rehabilitation	1. Brief Development	17/08/2027	Ipswich	17/08/2027														
INF04688	Woodend Rd Relining DR 23	2.2 Concept Complete	08/10/2026	Sadliers Crossing	08/10/2026														
INF05358	134-136 Lyndon Way DR 25	2.1 Concept Design	15/09/2026	Karalee	15/09/2026														
INF05359	Albert Street DR 25	1. Brief Development	26/06/2026	Rosewood	26/06/2026														
INF05360	Holly Court F 25	2.3 Detail Design	29/05/2026	Raceview	29/05/2026														
INF05361	Woodend Catchment Stage 4 DR 25	2.1 Concept Design	08/09/2028	Woodend	08/09/2028														
INF05419	Moffat Street Drainage Rehabilitation	2. TSR Issue and Acceptance	06/10/2026	Ipswich	06/10/2026														
INF04693	O'Sullivan St DR24 (Draft)	1. Brief Development	17/03/2026	Woodend	17/03/2026														
INF04687	W M Hughes St DR 24	1. Brief Development	17/03/2026	North Ipswich	17/03/2026														
INF04683	Pelican St DR 23	1. Brief Development	13/03/2026	North Ipswich	13/03/2026														
INF04673	Colvin St DR 24	1. Brief Development	19/03/2026	North Ipswich	19/03/2026														
INF04690	Lamington Rd DR 23	1. Brief Development	17/03/2026	North Ipswich	17/03/2026														
INF04684	Pelican, Canning and Pine St DR 23	1. Brief Development	20/03/2026	North Ipswich	20/03/2026														
INF04676	Harlin Rd DR 24	1. Brief Development	05/05/2026	Coalfalls	05/05/2026														
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						Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	 INF04674	Ferguson and Gulland St DR 23	1. Brief Development	18/03/2026	North Ipswich													
	 INF04671	Campbell St DR 24	1. Brief Development	08/12/2026	Woodend													
	 INF04686	Smith St DR 24	1. Brief Development	09/12/2026	North Ipswich													
	 INF04682	Panton St DR 24	1. Brief Development	08/10/2026	Woodend													
	 INF04677	Hawthorne DR 24	1. Brief Development	09/12/2026	Coalfalls													
	 INF04694	Lawrence St DR 24	1. Brief Development	10/12/2026	North Ipswich													
	 INF04692	Lingard St DR 24	1. Brief Development	02/03/2027	Woodend													
 Subprogram: Facility Rehabilitation				26/09/2028														
	 INF04036	Civic Centre - Foyer Ceiling - Packaged with	2.3 Detail Design	02/06/2025 A	WOODEND													
	 INF04033	Civic Centre - Gallery Upgrades	2.3 Detail Design	06/12/2027	Ipswich													
	 INF05056	Riverview Depot Prewash Bay	3. Handed Over for Execution	12/12/2025	Riverview													
	 INF05110	Goodna SES Complex Sewer Connection 2	3. Handed Over for Execution	28/11/2025	Goodna													
	 INF05145	Ipswich Art Gallery RW 25	2.3 Detail Design	24/07/2026	Ipswich													
	 INF04834	Air Conditioning RE 23	5. Management / Financial	30/06/2028	Various													
	 INF05183	Rosewood Library Reactive Works	5. Management / Financial	30/06/2026	Rosewood													
	 INC00046	Facilities Minor Works Program	5. Management / Financial	30/06/2028	Various													
	 INF05362	Ipswich Civic Centre Drive Way RE 26	2.3 Detail Design	14/09/2027	Ipswich													
	 INF05366	Cooneana CH RE 26	3. Handed Over for Execution	17/11/2025	New Chum													
	 INF05367	Ipswich RSL Floor RE 26	1. Brief Development	03/03/2027	Ipswich													
	 INF05368	Ipswich Art Gallery RSS 26	3. Handed Over for Execution	10/11/2025	Blackstone													
	 INF05373	Home Assist Depot Thermal UF 26	3. Handed Over for Execution	30/04/2026	Riverview													
	 INF05371	Ipswich Civic Centre Plant Deck 26	2. TSR Issue and Acceptance	26/09/2028	Ipswich													
	 INF05370	Incinerator Theatre Chimney RE 26	2.3 Detail Design	10/09/2026	Ipswich													
	 INF05369	Ipswich Art Gallery DR 26	1. Brief Development	29/10/2026	Ipswich													
	 INF05375	Redbank Plains Library RW 26	2.3 Detail Design	14/11/2025	Redbank Plains													
	 INF05363	Drinking Water Unit RE 26	5. Management / Financial	30/07/2026	Various													
	 INF05364	Whyte Family CH Roof RE 26	1. Brief Development	10/09/2026	Ipswich													
	 INF05365	Building Management System RE 26	5. Management / Financial	30/06/2028	Various													
	 INF05374	Minor Residential Housing RE 26	5. Management / Financial	29/05/2026	Various													
	 INF05372	Ipswich Motorsport Precinct L 26	3. Handed Over for Execution	02/12/2025	Willowbank													
	 INF05238	Norman St 5 Minor Refurbishment	3. Handed Over for Execution	14/04/2026	East Ipswich													
 Subprogram: Gravel Road Rehabilitation				30/06/2028														
	 INF10005	Gravel Resheeting	5. Management / Financial	30/06/2028	Various													
 Subprogram: Kerb and Channel Rehabilitation				06/12/2029														
	 INC00063	Kerb and Channel Rehabilitation - Unallocated	5. Management / Financial	02/07/2027	Various													
	 INF04292	Cross St KR 22	3.1 Construction in Progress	12/09/2025	RACEVIEW													
	 INF04718	Barns Ct KR 24	3. Handed Over for Execution	27/01/2026	Silkstone													
	 INF04293	York St KR 26	4. Practically Complete	20/05/2025 A	EAST IPSWICH													
	 INF04360	Gladstone Road Kerb and Channel Rehabil	2.1 Concept Design	08/12/2028	Saddliers Crossing													
	 INF05302	Royal George Lane KR 28	2.1 Concept Design	17/12/2027	Rosewood													
	 INF05304	Trevlac St KR 30	2.1 Concept Design	06/12/2029	Rosewood													
	 INF05305	View St KR 29	2.1 Concept Design	11/01/2029	Woodend													
	 INF05303	Russell Dr KR29	2.1 Concept Design	13/12/2028	Redbank Plains													
	 INF05301	Holt Street Kerb and Channel Rehabilitation	2.1 Concept Design	15/12/2028	Brassall													
	 INF05300	Argyle Street Kerb and Channel Rehabilitati	2.1 Concept Design	17/12/2027	Redbank Plains													
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					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Subprogram: Parks Rehab Inc Memorials			30/06/2028		Subprogram: P														
INF04190	Rex Hawke Pk F 20	2.3 Detail Design	17/02/2026	REDBANK PLAINS	17/02/2026														
INF04869	Organic Softfall Replacement Program	3. Handed Over for Execution	21/01/2026	Various	21/01/2026														
INF04870	Rubber Softfall Replacement Program	2.3 Detail Design	30/01/2026	Various	30/01/2026														
INF04401	Castle Hill CP	2.4 Detail Design Complete	18/10/2027	BLACKSTONE	18/10/2027														
INF04402	Hazelwood Park Pathway	3. Handed Over for Execution	05/05/2026	FLINDERS VIEW	05/05/2026														
INF04759	Grande Pk PG 24	3. Handed Over for Execution	15/04/2026	Springfield Lakes	15/04/2026														
INF05154	Robelle Domain Water Play Rehab 24	3.1 Construction in Progress	31/10/2025	Springfield Central	31/10/2025														
INF04403	Playground Rehabilitation Program	5. Management / Financial	30/06/2028	Various	30/06/2028														
INC00030	Parks Refurbishment	5. Management / Financial	30/06/2028	Various	30/06/2028														
INF05378	Shade Sail Replacement Program	5. Management / Financial	27/07/2027	Various	27/07/2027														
INF05241	John Willian Park Fence Replacement	3. Handed Over for Execution	15/10/2025	Collingwood Park	15/10/2025														
INF05379	Norm Craswell Pk PG RE 26	2.3 Detail Design	10/09/2027	Redbank Plains	10/09/2027														
INF05377	Paddington Pk PG RE 26	2.3 Detail Design	09/09/2026	Flinders View	09/09/2026														
INF05398	Henry Lawson Bicentennial Park Playgrounc	3. Handed Over for Execution	05/12/2025	Walloon	05/12/2025														
INF05113	Sutton Pk FE R 23	2.3 Detail Design	09/09/2026	Brassall	09/09/2026														
INF05380	Brassall Bikeway Electricity Box RE26	3.1 Construction in Progress	05/09/2025	Brassall	05/09/2025														
INF05381	Orion Lagoon Switchboard RE 26	3. Handed Over for Execution	22/06/2026	Springfield Central	22/06/2026														
Subprogram: Path Rehabilitation			30/06/2028		Subprogram: P														
INF04337	Cemetery Rd FR 21	3. Handed Over for Execution	17/12/2025	EASTERN HEIGHTS	17/12/2025														
INF04811	101 to 117 Blackstone Road Drainage	3. Handed Over for Execution	17/10/2025	Eastern Heights	17/10/2025														
INF04283	Downs St FR 20	3. Handed Over for Execution	13/10/2025	NORTH IPSWICH	13/10/2025														
INF04354	Tallon St FR 21	2.4 Detail Design Complete	09/11/2026	SADLIERS CROSSING	09/11/2026														
INF04336	Prospect St FR 21	3. Handed Over for Execution	23/01/2026	SILKSTONE	23/01/2026														
INC00062	Path Rehabilitation Projects	5. Management / Financial	30/06/2028	Various	30/06/2028														
INF05357	Warwick Rd FR 26	2.3 Detail Design	18/09/2026	Ipswich	18/09/2026														
INF04355	Sharpless Rd FR 21	2.1 Concept Design	21/10/2027	SPRINGFIELD	21/10/2027														
INF04339	Whitehill Rd FR 21	2.1 Concept Design	01/09/2027	EASTERN HEIGHTS	01/09/2027														
Subprogram: Sealed Road Rehabilitation			05/12/2031																
INF03850	Brisbane Tce LR 19	2.4 Detail Design Complete	05/01/2028	Redbank	05/01/2028														
INF04734	Brisbane Tce LR 26	1. Brief Development		Goodna															
INF02764	Johnston St LR 18	3. Handed Over for Execution	02/10/2026	BELLBIRD PARK	02/10/2026														
INF02767	Dowden St LR 18	3.1 Construction in Progress	30/10/2025	Goodna	30/10/2025														
INF04320	Campbell St LR 23	3. Handed Over for Execution	10/12/2025	WOODEND	10/12/2025														
INF04319	Enterprise St LR 23	3. Handed Over for Execution	14/11/2025	WULKURAKA	14/11/2025														
INF04631	Burgoyne St LR 24	2.4 Detail Design Complete	12/02/2027	REDBANK	12/02/2027														
INF02766	Vivian St LR 18	2.4 Detail Design Complete	29/11/2027	EASTERN HEIGHTS	29/11/2027														
INF04714	Adelong Av LR 24	3.1 Construction in Progress	14/11/2025	Thagoona	14/11/2025														
INF02768	River Road LR 18	2.2 Concept Complete	07/06/2029	Redbank															
INF04717	Willowtree Dr LR 24	2.4 Detail Design Complete	12/11/2027	Flinders View	12/11/2027														
INF02770	Jalrock Pl LR 18	3. Handed Over for Execution	21/11/2025	Carol Park	21/11/2025														
INF04715	Augusta Pwy LR 24	2.3 Detail Design	15/07/2026	Brookwater	15/07/2026														
INF04722	Old Logan Rd LR 25	2.4 Detail Design Complete	26/10/2026	Camira	26/10/2026														
INF04716	Kingfisher Ct LR 24	3. Handed Over for Execution	18/12/2025	Bundamba	18/12/2025														
INF04945	Springfield Lakes Blvd LR 26	2.1 Concept Design	12/10/2029	Springfield Lakes															
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	INF04946	Cedar Rd - Stage 1Blk3,4,5 LR27	2.3 Detail Design	04/09/2028	Redbank Plains															
	INF04735	Brisbane Tce LR 27	2.4 Detail Design Complete	11/12/2026	Goodna															
	INF04733	Griffith Rd LR 26	2.2 Concept Complete	09/10/2028	Ipswich															
	INF04732	Creek St LR 26	2.4 Detail Design Complete	18/12/2028	Bundamba															
	INF04720	Church St LR 25	2.4 Detail Design Complete	08/02/2027	Goodna															
	INF04736	Cedar Rd - Stage 2 LR 27	2.3 Detail Design	05/12/2031	Redbank Plains															
	INC00089	Road Resurfacing	5. Management / Financial	30/06/2028	Various															
	INF05191	Resurfacing Area 1 LR 25-26	3. Handed Over for Execution	03/11/2025	VARIOUS															
	INF05192	Resurfacing Area 2 LR 25-26	3. Handed Over for Execution	03/11/2025	VARIOUS															
	INF05194	Resurfacing Area 4 LR 25-26	3. Handed Over for Execution	15/01/2026	VARIOUS															
	INF05195	Resurfacing Area 5 LR 25-26	3. Handed Over for Execution	15/01/2026	VARIOUS															
	INF05196	Resurfacing Area 6 LR 25-26	3.1 Construction in Progress	04/09/2025	VARIOUS															
	INF05197	Resurfacing Area 7 LR 25-26	3. Handed Over for Execution	08/10/2025	VARIOUS															
	INF05199	Resurfacing Area 9 LR 25-26	3. Handed Over for Execution	03/11/2025	VARIOUS															
	INF05198	Resurfacing Area 8 LR 25-26	2.3 Detail Design	15/01/2026	VARIOUS															
	INF04730	Whitehill Rd LR 26	2.1 Concept Design	10/12/2029	Raceview															
	INF04727	Mary St LR 26	2.1 Concept Design	20/12/2028	Blackstone															
	INF04724	Mica St LR 25	2.1 Concept Design	08/12/2028	Carol Park															
	INF04726	Lobb St LR 26	2.1 Concept Design	08/12/2028	Churchill															
	INF05310	Taloma Avenue Road Rehabilitation	2.1 Concept Design	06/12/2029	Chuwar															
	INF05306	Albert Street Road Rehabilitation	2.1 Concept Design	22/12/2028	Rosewood															
	INF05307	Boundary Street Rehabilitation Projects	2.1 Concept Design	13/12/2028	Moores Pocket															
	INF05308	Lansdowne Way Road Rehabilitation	2.1 Concept Design	09/04/2029	Chuwar															
	INF05309	Smiths Road Rehabilitation	2.1 Concept Design	05/12/2031	Goodna															
	INF05311	Woodend Road Rehabilitation	2.1 Concept Design	06/12/2029	Woodend															
	INF04721	Junction Rd LR 25	1. Brief Development	10/01/2030	Karalee															
	INF04728	Reif St LR 26	1. Brief Development	10/01/2030	Flinders View															
	INF04731	Cobalt St LR 26	1. Brief Development	09/08/2029	Carole Park															
	INF04725	Collingwood Dr LR 26 (Draft)	1. Brief Development	18/12/2030	Collingwood Park															
	 Subprogram: Sports Facility Rehabilitation				30/06/2028															
	INF04748	Redbank Plains Reserve L 23 (D&C)	4. Practically Complete	16/06/2023 A	REDBANK PLAINS															
	INF04747	Limestone Pk Netball Court SR 23	2.3 Detail Design	02/04/2027	Ipswich															
	INF05185	Electrical Pit Rehabilitation Works	5. Management / Financial	30/06/2027	Various															
	INF04761	Sports Field Lighting Reactive Works	5. Management / Financial	30/06/2028	Various															
	INC00031	Sports Facility Rehabilitation Projects	5. Management / Financial	30/06/2028	Various															
	INF05184	Pool Blanket Replacement Programme	5. Management / Financial	30/06/2028	Various															
	INF04763	Evan Marginson Pk RW 24	2.3 Detail Design	10/12/2027	Goodna															
	INF05269	Bob Gamble Water Pump 25	4. Practically Complete	14/07/2025 A	IPSWICH															
	INF05395	Tivoli Sporting Complex L 26	3. Handed Over for Execution	03/12/2025	Tivoli															
	INF05391	George and Eileen Hastings SC L RE 26	3. Handed Over for Execution	10/02/2026	One Mile															
	INF05390	Blue Gum Res L RE 26	3. Handed Over for Execution	03/12/2025	Karalee															
	INF05388	Evan Marginson Pk Netball L RE 26	3. Handed Over for Execution	03/12/2025	Goodna															
	INF05382	Cribb Pk Cricket Nets L 26	3. Handed Over for Execution	17/12/2025	North Ipswich															
	INF04417	Bill Patterson Oval Irigation PO FR 22	1. Brief Development	19/09/2025	IPSWICH															
	INF05386	Goodna Aquatic Centre SS RE 26	2.1 Concept Design	23/07/2026	Goodna															
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		Asset and Infrastructure Services Department Asset Rehabilitation Progress Report					Data Date : 01/09/2025 Published On : 01/09/2025																	
Project ID	Project Name	Status	Finish	Suburb (Text)	2026					2027				2028										
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4							
	INF05385	Bundamba Swim Centre SS RE 26	2.1 Concept Design	16/07/2026	Bundamba	16/07/2026																		
	INF05383	Rosewood Showgrounds Cattle Ramp RE 2	3. Handed Over for Execution	10/11/2025	Rosewood	10/11/2025																		
	INF05387	Bundamba Swim Centre Doser Unit RE 26	3. Handed Over for Execution	03/10/2025	Bundamba	03/10/2025																		
	INF05389	Orion Lagoon Doser Unit RE 26	3. Handed Over for Execution	03/10/2025	Springfield Central	03/10/2025																		
	INF05384	Bill Patterson Oval Switchboard RE 26	3. Handed Over for Execution	30/01/2026	Ipswich	30/01/2026																		
	INF05244	Evan Marginson Pk L 25	3. Handed Over for Execution	05/02/2026	Ipswich	05/02/2026																		
	 Subprogram: Street Furniture Rehabilitation				30/06/2028	Subprogram: S																		
	INF10033	Guardrail Roadside Furniture	5. Management / Financial	28/06/2028	Various	28/06/2028																		
	INF10031	Pavement Marking	5. Management / Financial	30/06/2028	Various	30/06/2028																		
	INF10032	Traffic Facilities	5. Management / Financial	30/06/2028	Various	30/06/2028																		
	INF05415	Jo-Ann Miller Dr TI 26	4. Practically Complete	08/08/2025 A	Collingwood Park	08/08/2025 A																		
	INF03970	Jones RBPR Keidges Rehab TS	2. TSR Issue and Acceptance	17/04/2026	REDBANK PLAINS	17/04/2026																		
	INF03973	Old Logan Formation Rehab TS	2.3 Detail Design	24/04/2026	CAROLE PARK	24/04/2026																		
	INF03972	Brisbane Hooper Rehab TS	2.3 Detail Design	29/05/2026	WEST IPSWICH	29/05/2026																		
	INF03974	Eagle Kruger Rehab TS	2. TSR Issue and Acceptance	01/04/2026	COLLINGWOOD PARK/ REDF	01/04/2026																		
	 Subprogram: Disturbed Land Management				14/01/2026	Subprogram: Disturbed Land Management																		
	INF04475	Woogaroo Closed Landfill Leachate and Ga	3. Handed Over for Execution	14/01/2026	Goodna	14/01/2026																		

To see an interactive map version of the three-year Capital Works Program and the most up to date status on each project, visit Maps.ipswich.qld.gov.au/civicproject

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Doc ID No: A12046612

ITEM: 5
SUBJECT: EXERCISE OF DELEGATION REPORT
AUTHOR: MANAGER, DEVELOPMENT PLANNING
DATE: 24 SEPTEMBER 2025

EXECUTIVE SUMMARY

This is a report concerning applications that have been determined by delegated authority for the period 29 August 2025 to 24 September 2025.

RECOMMENDATION/S

That the Exercise of Delegation report for the period 29 August 2025 to 24 September 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 29 August 2025 to 24 September 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  
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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

Development Applications Determined by Authority

Below is a list of Development Applications determined between 29 August 2025 and 25 September 2025
Total number of applications determined - 379

DIVISION 1						
Delegated Authority: 226 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
7802/2025/BR	Mr Malilioletaeao Livi	291 South Station Road, Raceview	Siting variation - Carport	10/09/2025	Approved	Building Regulatory Officer
9568/2025/BR	Mrs Amanda Jane Grant	3 Cedar Street, Raceview	Siting Variation - Carport	09/09/2025	Approved	Building Regulatory Officer
11711/2023/CA	Northern Concept Swanb Pty Ltd	Lot 5 Unnamed Road, Swanbank	Reconfiguring a Lot - Subdivision by Lease (10+ years) Agreement Material Change of Use - Major Utility (Battery Energy Storage System - BESS)	05/09/2025	Approved	Development Assessment West Manager
187/2025/CA	Baird & Hayes Surveyors And Town Planners	146 Siddans Road, Deebing Heights	Reconfiguring a Lot - Two (2) lots into One Hundred and Fifty-Four (154) Residential lots and Three (3) Drainage lots; and Operational Works - Clearing Vegetation	12/09/2025	Approved	Development Assessment West Manager
525/2023/LDR/A	Mr Robin Anderson	7002 Red Gum Street, Ripley	Legal Document Request	17/09/2025	Approved	Senior Development Compliance Officer
40/2015/LDR/U	Stockland Development Pty Ltd	7001 Parkway Avenue, South Ripley	Legal Document Request - Providence Southern Wetlands	05/09/2025	Approved	Senior Development Compliance Officer
9332/2019/LDR/R	Saunders Havill Group Pty Ltd	7001 Montereia Road, Ripley	Legal Document Request - Bellevue - Stage 14	17/09/2025	Approved	Senior Development Compliance Officer
4893/2023/MAMC/A	Holistic Property Group Pty Ltd	50 Griffiths Road, Redbank Plains	Minor Change - Reconfiguring a Lot – One (1) Lot into Thirty-Seven (37) Lots plus Balance Lot, New Road and Linear Park; and a Material Change of Use – Single Residential affected by a Development Constraints Overlay (Mining) – All Lots	11/09/2025	Approved	Development Assessment East Manager
13185/2022/MAMC/A	LHPP Marquee RP Pty Ltd	632 Redbank Plains Road, Redbank Plains	Minor Change - Material Change of Use - Preliminary Approval to vary the effect of the Ipswich Planning Scheme; Reconfiguring a Lot - One (1) lot into 51 residential lots, balance lot, drainage reserve and road	12/09/2025	Approved	Development Assessment East Manager
7213/2014/MAMC/E	Nugrow Ipswich Pty Ltd	Lot 3 Unnamed Road, Swanbank	Minor Change - Material Change of Use of Premises - Special Industry (Compost and Soil Conditioner Manufacturing Facility) – In-Vessel System	12/09/2025	Approved	Development Assessment West Manager
13185/2022/MAMC/B	LHPP Marquee Rp Pty Ltd	632 Redbank Plains Road, Redbank Plains	Minor Change - Material Change of Use - Preliminary Approval to vary the effect of the Ipswich Planning Scheme; Reconfiguring a Lot - One (1) lot into 51 residential lots, balance lot, drainage reserve and road	10/09/2025	Approved	Development Assessment East Manager
7043/2024/MAMC/A	Mr William Troy Philpot	23 Thomas Street, Blackstone	Minor Change - Carrying out Building Work not associated with a Material Change of Use - Construction of a Relocatable Dwelling and reclassification of existing dwelling to Auxiliary Unit	11/09/2025	Approved	Senior Planner (Development)
2834/2019/MAPDA/E	AVJennings Properties Limited	Part Lot 907 Classical Circuit, Ripley	Amendment Application - Priority Development Area Material Change of Use - Plan of Development (Houses and Multiple Residential); Reconfiguring a Lot - Three Hundred and Thirty (330) Residential Lots, One (1) Park Lot, One (1) Lot for Drainage Purposes, and One (1) Temporary Drainage Reserve Lot; Operational Works - Bulk Earthworks and Vegetation Clearing	04/09/2025	Approved	Principal Planner
967/2020/MAPDA/B	Montereia 131 Pty Ltd	131 Binnies Road, Ripley	Amendment Application: Reconfiguring a Lot - One (1) lot into up to 183 lots (including 1 balance lot), new road and drainage; Material Change of Use - Residential uses in accordance with a Plan of Development (POD)	01/09/2025	Approved	Development Assessment West Manager
11434/2024/MCU	Brothers' Leagues Club	20 Wildey Street, Raceview	Material Change of Use - Extension to Club (Operational Hours)	01/09/2025	Approved	Development Assessment West Manager
2342/2024/NAME/C	Therefor Group Pty Ltd	7012 Ripley Road, South Ripley	Lacebark, Stage 18b, 18c, 19a & 19b - Road Naming	09/09/2025	Approved	Senior Development Compliance Officer
2342/2024/NAME/D	Therefor Group Pty Ltd	7010 Ripley Road, South Ripley	Park Naming - Lacebark - Stage 14a	16/09/2025	Approved	Senior Development Compliance Officer
6312/2025/OD	Mountview Property QLD Pty Ltd	181 School Road, Redbank Plains	Advertising Devices - nine (9) wall signs, one (1) pole sign, two (2) ground signs and one (1) pylon sign	11/09/2025	Approved	Development Assessment East Manager
7623/2025/OD	Peet No 119 Pty Ltd	7004 Mount Juillerat Drive, Redbank Plains	Operational Works - Advertising Devices (two (2) ground signs)	04/09/2025	Approved	Development Assessment East Manager
8733/2025/OD	Pacific Mount Gravatt Pty Ltd	55 Junction Drive, Redbank Plains	Operational Works - Advertising Devices - One (1) Pylon Sign, Four (4) Wall Signs	01/09/2025	Approved	Development Assessment East Manager
6582/2025/OW	Acros Unit Group Pty Ltd	69-71 Willow Road, Redbank Plains	Stormwater & Earthworks	02/09/2025	Approved	Engineering Delivery East Manager
6715/2025/OW	Stroud Homes Brisbane West	19 Glen Fairlie Avenue, Redbank Plains	Stormwater and Earthworks	09/09/2025	Approved	Engineering Delivery East Manager
6764/2025/OW	Remondis Australia Pty Ltd	Lot 102 Unnamed Road, Swanbank	Drainage Work, Stormwater, Earthworks	09/09/2025	Approved	Engineering Delivery East Manager
7669/2025/OW	Mountview Property QLD Pty Ltd	181 School Road, Redbank Plains	Operational Works - Stormwater Drainage Works and Earthworks	29/08/2025	Approved	Engineering Delivery East Manager
8016/2025/OW	Ampflo Pty Ltd	24 Pioneer Drive, Raceview	Rate 3 Street Lighting	29/08/2025	Approved	Engineering Delivery West Manager

DIVISION 1						
Delegated Authority: 226 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
9399/2025/OW	Mr William Kobe Atua	2 Charlotte Street, Blackstone	Operational Works - Driveway	15/09/2025	Approved	Engineering Planning East Manager
5560/2025/PDA	Deebing Heights Land Partners Pty Ltd	7004 Grampian Drive, Deebing Heights	Reconfiguring a Lot - One (1) lot into two (2) Management Lots	29/08/2025	Approved	Development Assessment West Manager
6592/2025/PDA	Kucho Pty Ltd	775 Ripley Road, South Ripley	Priority Development Area - Advertising Device (various signs)	02/09/2025	Approved	Development Assessment West Manager
5393/2023/PDACA	AV Jennings Properties Limited	136-158 Daleys Road, Ripley	Priority Development Area Compliance Assessment - Movement Network Infrastructure Master Plan (in accordance with Condition 15 of Context Plan Approval 2452/2020/PDA)	11/09/2025	Approved	Development Assessment West Manager
5379/2023/PDACA	AV Jennings Properties Limited	136-158 Daleys Road, Ripley	Priority Development Area Compliance Assessment - Community Development Overarching Site Strategy & Community Facilities Infrastructure Management Plan (in accordance with Condition 9 of Context Plan Approval 2452/2020/PDA)	11/09/2025	Approved	Development Assessment West Manager
40/2015/PDACA/M	Stockland Development Pty Ltd	7000 Harmony Crescent, South Ripley	Providence Centenary Sports Field - Irrigation works, Sportsfield Media Specification in accordance with Condition 16 – Open Space Landscape Works of development permit 40/2015/MAPDA/K	05/09/2025	Approved	Principal Planner
9/2022/PDACA/X	CUSP (Qld) Pty Ltd	7002 Lucas Drive, South Ripley	Providence East, Stage 10B – Compliance Assessment for Landscaping, Fencing and Streetscape Works in accordance with with Conditions 12 part (a) & 24(a) part (b) of Development Permit 9/2022/MAPDA/B	09/09/2025	Approved	Principal Planner
1296/2023/PDACA/E	Landsite Pty Ltd	7000 Treadwell Road, White Rock	Landscape and Streetscape Works for Linear Open Space & Road Reserve in accordance with Condition 14, 16 & 18 of Development Permit 1296/2023/MAPDA/A for Whiterock Estate, Stage 17	17/09/2025	Approved	Principal Planner
9/2022/PDACA/Y	CUSP (Qld) Pty Ltd	7002 Lucas Drive, South Ripley	Providence East, Stage 13A & 13B – Compliance Assessment for Landscaping, Fencing and Streetscape Works in accordance with Conditions 24(a) (b) i-v, 12 (a) & 22(a) (b) of Development Permit 9/2022/MAPDA/B	15/09/2025	Approved	Development Assessment West Manager
2342/2024/PDACA/Q	Avia Homes Australia Pty Ltd	7007 Ripley Road, Ripley	Amory Estate - Dual Occupancy detailed design in accordance with Condition 9 of Development Permit 2342/2024/MAPDA/B	16/09/2025	Approved	Principal Planner
5158/2018/PDAEIO/A	ACS Consult Pty Ltd	5 Compass Way, South Ripley	Providence SUCE Neighbourhood Recreation Park (PN6) - Actual Offset Claim (associated with Provisional Offset 5158/2018/PDAEE)	10/09/2025	Approved	Manager, Development Planning
9332/2019/PDAEPC/H	Robin Russell & Associates Pty Ltd	7004 Montereas Road, Ripley	Bellevue, Stage 18 - Electricity Reticulation, Rate 3 Streetlighting, NBN Telecommunications Conduits & Pits - Conditions 23 & 46	01/09/2025	Approved	Senior Development Engineer
9332/2019/PDAEPC/J	HB Doncaster Pty Ltd	7002 Montereas Road, Ripley	Pre-Construction Certification - Bellevue Stage 14 - Streetscape Works Pre-Con Application in accordance with Condition 33(a) of Development Permit 9332/2019/PDA	10/09/2025	Approved	Engineering Delivery West Manager
1296/2023/PDAEPC/G	Arcadis Australia Pacific	7000 Treadwell Road, White Rock	Pre-Construction Certification - White Rock Precinct 4 - stage 18 & 19 - Rate 3 Streetlighting in accordance with Condition as defined in Arcadis' Approval Condition Register (Rev 2, dated 28/05/2025) of Development Permit 1296/2023/MAPDA/A	05/09/2025	Approved	Senior Development Engineer
6536/2018/PDAEPC/C	Montereas 337 Pty Ltd	7001 Montereas Road, Ripley	Pre-Construction Certification - Montereas Ripley – stage 9 Streetscape - Landscape Pre-Construction Certification in accordance with Condition 21 (Landscaping) of Development Permit 6536/2018/PDAECA/A	17/09/2025	Approved	Acting Engineering Delivery West Manager
6536/2018/PDAEPC/E	Montereas 337 Pty Ltd	7001 Montereas Road, Ripley	Pre-Construction Certification - Montereas Ripley – stage 14 Streetscape - Landscape Pre-Construction Certification in accordance with Condition 21 (Landscaping) of Development Permit 6536/2018/PDAECA/B	19/09/2025	Approved	Acting Engineering Delivery West Manager
6536/2018/PDAEPC/D	Montereas 337 Pty Ltd	7001 Montereas Road, Ripley	Pre-Construction Certification - Montereas Ripley – stage 13 Streetscape - Landscape Pre-Construction Certification in accordance with Condition 21 (Landscaping) of Development Permit 6536/2018/PDAECA/B	18/09/2025	Approved	Acting Engineering Delivery West Manager
9904/2017/PDAEPC/F	ACS Consult Pty Ltd	7005 Grampian Drive, Deebing Heights	Pre-Construction Certification - Botanica Precinct A - Stage 8 - PreConstruction - Landscape works to open space/drainage reserve in accordance with Condition as noted in pre-construction certificates of Development Permit 9904/2017/MAPDA/D	18/09/2025	Approved	Engineering Delivery West Manager
6241/2017/PDAEPC/O	SMEC Australia Pty Ltd	7004 Grampian Drive, Deebing Heights	Pre-Construction Certification - South Place – Stage 11 - 29 Lot Residential Subdivision in accordance with Condition 30, 39b, 39c of Development Permit 6241/2017/MAPDA/E	10/09/2025	Approved	Senior Development Engineer
9332/2019/PDAEPC/L	Robin Russell & Associates Pty Ltd	7002 Montereas Road, Ripley	Pre-Construction Certification - Bellevue, Stage 14 - Electricity reticulation, Rate 3 streetlighting, NBN telecommunications conduits & pits in accordance with Conditions 23 & 46 of Development Permit 9332/2019/MAPDA/A	12/09/2025	Approved	Senior Development Engineer
4946/2025/PFT	Plantation Homes	4 Wilsons Peak Way, White Rock	Single Dwelling	17/09/2025	Approved	Plumbing Inspector
9086/2025/PFT	Plantation Homes	30 Frontier Drive, Ripley	Single Dwelling	04/09/2025	Approved	Plumbing Inspector
9212/2025/PFT	Metricon Homes QLD Pty Ltd	69 Jimna Circuit, White Rock	Single Dwelling	09/09/2025	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 226 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
9532/2025/PFT	Burbank Homes	102 Blossom Circuit, Deebing Heights	Single Dwelling	29/08/2025	Approved	Plumbing Inspector
9526/2025/PFT	Metricon Homes Pty Ltd	61 Glowing Way, White Rock	Single Dwelling	01/09/2025	Approved	Plumbing Inspector
9551/2025/PFT	REII Building Certification	16 Valley Mews, Deebing Heights	Single Dwelling	29/08/2025	Approved	Plumbing Inspector
9546/2025/PFT	Bold Properties	35 Frontier Drive, Ripley	Single Dwelling	29/08/2025	Approved	Plumbing Inspector
9552/2025/PFT	FRD Homes	21 Roxana Close, White Rock	Single Dwelling	29/08/2025	Approved	Plumbing Inspector
9583/2025/PFT	FRD Homes	15 Celestial Way, White Rock	Single Dwelling	01/09/2025	Approved	Plumbing Inspector
9578/2025/PFT	Burbank Homes	60 Ashwin Avenue, White Rock	Single Dwelling	01/09/2025	Approved	Plumbing Inspector
9566/2025/PFT	REII Building Certification	9 Samson Crescent, White Rock	Single Dwelling	01/09/2025	Approved	Plumbing Inspector
9570/2025/PFT	Bartley Burns Pty Ltd	15 Matterhorn Way, White Rock	Single Dwelling	01/09/2025	Approved	Plumbing Inspector
9565/2025/PFT	FRD Homes	27 Langa Street, White Rock	Single Dwelling	29/08/2025	Approved	Plumbing Inspector
9564/2025/PFT	Bartley Burns Pty Ltd	13 Rungulla Street, White Rock	Single Dwelling	29/08/2025	Approved	Plumbing Inspector
9599/2025/PFT	Ingenious Homes	16 Jimna Circuit, White Rock	Single Dwelling	01/09/2025	Approved	Plumbing Inspector
9561/2025/PFT	Hallmark Homes Pty Ltd	32 Frontier Drive, Ripley	Single Dwelling	29/08/2025	Approved	Plumbing Inspector
9646/2025/PFT	Coral Homes QLD Pty Ltd	3 Clara Street, White Rock	Single Dwelling	01/09/2025	Approved	Plumbing Inspector
9645/2025/PFT	Plantation Homes	46 Celestial Way, White Rock	Single Dwelling	01/09/2025	Approved	Plumbing Inspector
9639/2025/PFT	Plantation Homes	10 Matterhorn Way, White Rock	Single Dwelling	01/09/2025	Approved	Plumbing Inspector
9607/2025/PFT	Brighton Homes Queensland	14 Georgina Street, South Ripley	Single Dwelling	01/09/2025	Approved	Plumbing Inspector
9610/2025/PFT	Creation Homes (QLD) Pty Ltd	41 Frontier Drive, Ripley	Single Dwelling	01/09/2025	Approved	Plumbing Inspector
9608/2025/PFT	Creation Homes (QLD) Pty Ltd	13 Beacon Street, Ripley	Single Dwelling	09/09/2025	Approved	Plumbing Inspector
9725/2025/PFT	Capital Building Approvals	61 Marsdenia Drive, White Rock	Single Dwelling	02/09/2025	Approved	Plumbing Inspector
9692/2025/PFT	Capital Building Approvals Pty Ltd	43 Daisy Street, Ripley	Single Dwelling	03/09/2025	Approved	Plumbing Inspector
9705/2025/PFT	Bartley Burns Pty Ltd	21 Rungulla Street, White Rock	Single Dwelling	02/09/2025	Approved	Plumbing Inspector
9704/2025/PFT	Checkpoint Building Surveyors	73 Jimna Circuit, White Rock	Single Dwelling	02/09/2025	Approved	Plumbing Inspector
9693/2025/PFT	Checkpoint Building Surveyors	29 Frontier Drive, Ripley	Single Dwelling	02/09/2025	Approved	Plumbing Inspector
9695/2025/PFT	Capital Building Approvals Pty Ltd	5 Beacon Street, Ripley	Single Dwelling	02/09/2025	Approved	Plumbing Inspector
9745/2025/PFT	Checkpoint Building Surveyors	37 Pademelon Street, Redbank Plains	Single Dwelling	03/09/2025	Approved	Plumbing Inspector
9755/2025/PFT	Capital Building Approvals Pty Ltd	72 Ashwin Avenue, White Rock	Single Dwelling	03/09/2025	Approved	Plumbing Inspector
9737/2025/PFT	Checkpoint Building Surveyors	94 Marsdenia Drive, White Rock	Single Dwelling	03/09/2025	Approved	Plumbing Inspector
9759/2025/PFT	Ingenious Homes	14 Jimna Circuit, White Rock	Single Dwelling	03/09/2025	Approved	Plumbing Inspector
9742/2025/PFT	Ingenious Homes	20 Jimna Circuit, White Rock	Single Dwelling	03/09/2025	Approved	Plumbing Inspector
9744/2025/PFT	Plantation Homes	81 Hyland Circuit, Ripley	Single Dwelling	03/09/2025	Approved	Plumbing Inspector
9735/2025/PFT	Checkpoint Building Surveyors	21 Gladden Street, Ripley	Single Dwelling	03/09/2025	Approved	Plumbing Inspector
9870/2025/PFT	Checkpoint Building Surveyors	18 Matterhorn Way, White Rock	Single Dwelling	04/09/2025	Approved	Plumbing Inspector
9826/2025/PFT	Burbank Homes	3 Alina Street, White Rock	Single Dwelling	04/09/2025	Approved	Plumbing Inspector
9857/2025/PFT	Burbank Homes	64 Hyland Circuit, Ripley	Single dwelling	04/09/2025	Approved	Plumbing Inspector
9869/2025/PFT	Rear View Homes Pty Ltd	33 Coolabah Drive, Redbank Plains	Single Dwelling	09/09/2025	Approved	Plumbing Inspector
9915/2025/PFT	Avia Homes Australia Pty Ltd	13 Grange Street, Redbank Plains	Single Dwelling	05/09/2025	Approved	Plumbing Inspector
9889/2025/PFT	Avia Homes Australia Pty Ltd	48 Ashwin Avenue, White Rock	Single Dwelling	08/09/2025	Approved	Plumbing Inspector
9927/2025/PFT	Inventive Builders	23 Samson Crescent, White Rock	Single Dwelling	05/09/2025	Approved	Plumbing Inspector
9883/2025/PFT	Australian Building Company Qld Pty Ltd	22 Solstice Way, White Rock	Single Dwelling	05/09/2025	Approved	Plumbing Inspector
9930/2025/PFT	Coral Homes QLD Pty Ltd	17 Samson Crescent, White Rock	Single Dwelling	08/09/2025	Approved	Plumbing Inspector
9934/2025/PFT	Kallibr Homes	11 Ainslie Court, White Rock	Single Dwelling	08/09/2025	Approved	Plumbing Inspector
9928/2025/PFT	Checkpoint Building Surveyors	3 Ainslie Court, White Rock	Single Dwelling	08/09/2025	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 226 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
9931/2025/PFT	Checkpoint Building Surveyors	5 Gladden Street, Ripley	Single Dwelling	08/09/2025	Approved	Plumbing Inspector
9953/2025/PFT	Burbank Homes	12 Ardour Street, Ripley	Single Dwelling	08/09/2025	Approved	Plumbing Inspector
9954/2025/PFT	Buildable Approvals	11 Coolabah Drive, Redbank Plains	Single Dwelling	10/09/2025	Approved	Plumbing Inspector
9983/2025/PFT	Buildable Approvals	39 Frontier Drive, Ripley	Single Dwelling	09/09/2025	Approved	Plumbing Inspector
10065/2025/PFT	Stroud Homes Brisbane West	24 Tamborine Street, South Ripley	Single Dwelling	09/09/2025	Approved	Plumbing Inspector
10027/2025/PFT	Burbank Homes	39 Explorers Road, White Rock	Single Dwelling	09/09/2025	Approved	Plumbing Inspector
10050/2025/PFT	Burbank Homes	89 Solstice Way, White Rock	Single Dwelling	09/09/2025	Approved	Plumbing Inspector
10044/2025/PFT	Fortitude Homes Pty Ltd	13 Solaris Crescent, White Rock	Single Dwelling	09/09/2025	Approved	Plumbing Inspector
10047/2025/PFT	Checkpoint Building Surveyors	8 Samson Crescent, White Rock	Single Dwelling	09/09/2025	Approved	Plumbing Inspector
10067/2025/PFT	Sigma Building Certification Pty Ltd	55 Glowing Way, White Rock	Single Dwelling	09/09/2025	Approved	Plumbing Inspector
10101/2025/PFT	Checkpoint Building Surveyors	6 Wilsons Peak Way, White Rock	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10123/2025/PFT	Burbank Homes	93 Solstice Way, White Rock	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10159/2025/PFT	Burbank Homes	91 Solstice Way, White Rock	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10110/2025/PFT	Oceania Building & Construction Services Pty Ltd	52 Ashwin Avenue, White Rock	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10108/2025/PFT	Capital Building Approvals Pty Ltd	30 Solstice Way, White Rock	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10086/2025/PFT	Checkpoint Building Surveyors	5 Alina Street, White Rock	Single Dwelling	10/09/2025	Approved	Plumbing Inspector
10104/2025/PFT	Checkpoint Building Surveyors	8 Alina Street, White Rock	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10098/2025/PFT	Brighton Homes Queensland	12 Georgina Street, South Ripley	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10140/2025/PFT	Plantation Homes	10 Ainslie Court, White Rock	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10158/2025/PFT	Ingenious Homes	26 Jimna Circuit, White Rock	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10096/2025/PFT	Buildable Approvals	33 Frontier Drive, Ripley	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10095/2025/PFT	Buildable Approvals	45 Frontier Drive, Ripley	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10147/2025/PFT	Checkpoint Building Surveyors	18 Edgeview Way, Flinders View	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10142/2025/PFT	Checkpoint Building Surveyors	20 Edgeview Way, Flinders View	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10083/2025/PFT	Checkpoint Building Surveyors	24 Edgeview Way, Flinders View	Single Dwelling	10/09/2025	Approved	Plumbing Inspector
10087/2025/PFT	Checkpoint Building Surveyors	26 Edgeview Way, Flinders View	Single Dwelling	10/09/2025	Approved	Plumbing Inspector
10154/2025/PFT	Checkpoint Building Surveyors	28 Edgeview Way, Flinders View	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10113/2025/PFT	Checkpoint Building Surveyors	32 Edgeview Way, Flinders View	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10112/2025/PFT	Checkpoint Building Surveyors	38 Edgeview Way, Flinders View	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10115/2025/PFT	Checkpoint Building Surveyors	8 Legacy Drive, Flinders View	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10088/2025/PFT	Checkpoint Building Surveyors	14 Gully Street, Flinders View	Single Dwelling	10/09/2025	Approved	Plumbing Inspector
10085/2025/PFT	Checkpoint Building Surveyors	9 Josie Street, Flinders View	Single Dwelling	10/09/2025	Approved	Plumbing Inspector
10091/2025/PFT	Checkpoint Building Surveyors	13 Josie Street, Flinders View	Single Dwelling	10/09/2025	Approved	Plumbing Inspector
10144/2025/PFT	Checkpoint Building Surveyors	17 Josie Street, Flinders View	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10089/2025/PFT	Checkpoint Building Surveyors	21 Josie Street, Flinders View	Single Dwelling	10/09/2025	Approved	Plumbing Inspector
10155/2025/PFT	Checkpoint Building Surveyors	25 Josie Street, Flinders View	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10150/2025/PFT	Checkpoint Building Surveyors	15 Gladden Street, Ripley	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10196/2025/PFT	Inventive Builders	16 Quoll Street, Redbank Plains	Single Dwelling	12/09/2025	Approved	Plumbing Inspector
10193/2025/PFT	Bartley Burns Pty Ltd	3 Cyrus Court, White Rock	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10210/2025/PFT	Checkpoint Building Surveyors	36 Edgeview Way, Flinders View	Single Dwelling	12/09/2025	Approved	Plumbing Inspector
10206/2025/PFT	Karston Homes Pty Ltd	35 Edgeview Way, Flinders View	Single Dwelling	12/09/2025	Approved	Plumbing Inspector
10219/2025/PFT	Maybach QLD Pty Ltd	5 Josie Street, Flinders View	Single Dwelling	12/09/2025	Approved	Plumbing Inspector
10181/2025/PFT	MJR Building Approvals Pty Ltd	7 Gladden Street, Ripley	Single Dwelling	11/09/2025	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 226 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
10250/2025/PFT	Karston Homes Pty Ltd	87 Carnarvon Drive, South Ripley	Single Dwelling	15/09/2025	Approved	Plumbing Inspector
10263/2025/PFT	Burbank Homes	29 Coolabah Drive, Redbank Plains	Single Dwelling	15/09/2025	Approved	Plumbing Inspector
10255/2025/PFT	TJB Building Certifiers Pty Ltd	105 Ashwin Avenue, White Rock	Single Dwelling	15/09/2025	Approved	Plumbing Inspector
10280/2025/PFT	Buildable Approvals	5 River Lily Crescent, Deebing Heights	Single Dwelling	15/09/2025	Approved	Plumbing Inspector
10262/2025/PFT	Bold Living QLD Pty Ltd	60 Hyland Circuit, Ripley	Single Dwelling	12/09/2025	Approved	Plumbing Inspector
10337/2025/PFT	Night Fury Pty Ltd	24 Hayes Street, Raceview	Single Dwelling	16/09/2025	Approved	Plumbing Inspector
10316/2025/PFT	Ingenious Homes	20 Zeil Way, White Rock	Single Dwelling	15/09/2025	Approved	Plumbing Inspector
10304/2025/PFT	Burbank Homes	4 Danica Street, White Rock	Single Dwelling	16/09/2025	Approved	Plumbing Inspector
10348/2025/PFT	TJB Building Certifiers Pty Ltd	19 Langa Street, White Rock	Single Dwelling	16/09/2025	Approved	Plumbing Inspector
10355/2025/PFT	Apex Certification & Consulting Pty Ltd	25 Ivorywood Street, Deebing Heights	Single Dwelling	16/09/2025	Approved	Plumbing Inspector
10329/2025/PFT	Bartley Burns Pty Ltd	32 Rungulla Street, White Rock	Single Dwelling	16/09/2025	Approved	Plumbing Inspector
10324/2025/PFT	Metricon Homes Pty Ltd	81 Explorers Road, White Rock	Single Dwelling	15/09/2025	Approved	Plumbing Inspector
10346/2025/PFT	Buildable Approvals	38 Frontier Drive, Ripley	Single Dwelling	16/09/2025	Approved	Plumbing Inspector
10379/2025/PFT	Karston Homes Pty Ltd	70 Belle Parade, Ripley	Single Dwelling	16/09/2025	Approved	Plumbing Inspector
10412/2025/PFT	Capital Building Approvals Pty Ltd	77 Solstice Way, White Rock	Single Dwelling	17/09/2025	Approved	Plumbing Inspector
10408/2025/PFT	Capital Building Approvals Pty Ltd	75 Solstice Way, White Rock	Single Dwelling	17/09/2025	Approved	Plumbing Inspector
10389/2025/PFT	Mrs Shirley Heather Conneely	88 Marsdenia Drive, White Rock	Single Dwelling	16/09/2025	Approved	Plumbing Inspector
10378/2025/PFT	Brighton Homes Queensland	19 Valley Mews, Deebing Heights	Single Dwelling	16/09/2025	Approved	Plumbing Inspector
10376/2025/PFT	Brighton Homes Queensland	17 Valley Mews, Deebing Heights	Single Dwelling	16/09/2025	Approved	Plumbing Inspector
10458/2025/PFT	Brighton Homes	4 Georgina Street, South Ripley	Single Dwelling	18/09/2025	Approved	Plumbing Inspector
10421/2025/PFT	Brighton Homes Queensland	15 Clusterberry Close, Deebing Heights	Single Dwelling	18/09/2025	Approved	Plumbing Inspector
10455/2025/PFT	Buildable Approvals	72 Hyland Circuit, Ripley	Single Dwelling	18/09/2025	Approved	Plumbing Inspector
10430/2025/PFT	Maybach QLD Pty Ltd	39 Edgeview Way, Flinders View	Single dwelling	18/09/2025	Approved	Plumbing Inspector
10426/2025/PFT	Maybach QLD Pty Ltd	15 Josie Street, Flinders View	Single Dwelling	18/09/2025	Approved	Plumbing Inspector
10454/2025/PFT	Checkpoint Building Surveyors	23 Gladden Street, Ripley	Single Dwelling	18/09/2025	Approved	Plumbing Inspector
10483/2025/PFT	Fortitude Homes Pty Ltd	34 Glowing Way, White Rock	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10491/2025/PFT	Clarendon Homes QLD Pty Ltd	93 Ashwin Avenue, White Rock	Single Dwelling	23/09/2025	Approved	Plumbing Inspector
10489/2025/PFT	Bold Properties	23 Langa Street, White Rock	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10502/2025/PFT	Metricon Homes QLD Pty Ltd	7 Swan Road, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10495/2025/PFT	Metricon Homes QLD Pty Ltd	9 Swan Road, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10512/2025/PFT	Metricon Homes QLD Pty Ltd	11 Swan Road, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10509/2025/PFT	Metricon Homes QLD Pty Ltd	21 Swan Road, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10504/2025/PFT	Metricon Homes QLD Pty Ltd	23 Swan Road, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10503/2025/PFT	Metricon Homes QLD Pty Ltd	25 Swan Road, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10506/2025/PFT	Metricon Homes QLD Pty Ltd	1 Georgina Street, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10505/2025/PFT	Metricon Homes QLD Pty Ltd	3 Georgina Street, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10507/2025/PFT	Metricon Homes QLD Pty Ltd	5 Georgina Street, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10493/2025/PFT	Brighton Homes Queensland	41 Bokhara Road, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10481/2025/PFT	Coral Homes QLD Pty Ltd	69 Hyland Circuit, Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10552/2025/PFT	Plantation Homes	70 Glowing Way, White Rock	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10549/2025/PFT	Metricon Homes QLD Pty Ltd	13 Swan Road, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10522/2025/PFT	Metricon Homes QLD Pty Ltd	17 Swan Road, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10523/2025/PFT	Metricon Homes QLD Pty Ltd	7 Georgina Street, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10527/2025/PFT	Metricon Homes QLD Pty Ltd	9 Georgina Street, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 226 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
10525/2025/PFT	Metricon Homes QLD Pty Ltd	11 Georgina Street, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10524/2025/PFT	Metricon Homes QLD Pty Ltd	13 Georgina Street, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10585/2025/PFT	Metricon Homes QLD Pty Ltd	15 Georgina Street, South Ripley	Single Dwelling	22/09/2025	Approved	Plumbing Inspector
10529/2025/PFT	Ms Rebecca Buckley	19 Georgina Street, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10528/2025/PFT	Metricon Homes QLD Pty Ltd	21 Georgina Street, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10521/2025/PFT	Brighton Homes Queensland	10 Georgina Street, South Ripley	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10542/2025/PFT	REll Building Certification	16 Ivorywood Street, Deebing Heights	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10579/2025/PFT	Plantation Homes	40 Jimna Circuit, White Rock	Single Dwelling	22/09/2025	Approved	Plumbing Inspector
10582/2025/PFT	Checkpoint Building Surveyors	66 Hyland Circuit, Ripley	Single Dwelling	22/09/2025	Approved	Plumbing Inspector
10600/2025/PFT	Checkpoint Building Surveyors	4 Legacy Drive, Flinders View	Single Dwelling	22/09/2025	Approved	Plumbing Inspector
10676/2025/PFT	Brighton Homes Queensland	46 Solaris Crescent, White Rock	Single Dwelling	23/09/2025	Approved	Plumbing Inspector
10672/2025/PFT	Brighton Homes Queensland	28 Glowing Way, White Rock	Single dwelling	23/09/2025	Approved	Plumbing Inspector
10652/2025/PFT	Allegra Homes	15 Clara Street, White Rock	Single Dwelling	23/09/2025	Approved	Plumbing Inspector
10649/2025/PFT	Checkpoint Building Surveyors	6 Legacy Drive, Flinders View	Single Dwelling	23/09/2025	Approved	Plumbing Inspector
10607/2025/PFT	Burbank Homes	3 Jovial Street, Ripley	Single Dwelling	23/09/2025	Approved	Plumbing Inspector
10703/2025/PFT	Fortitude Homes Pty Ltd	42 Glowing Way, White Rock	Single Dwelling	24/09/2025	Approved	Plumbing Inspector
10732/2025/PFT	Bold Properties	73 Hyland Circuit, Ripley	Single Dwelling	24/09/2025	Approved	Plumbing Inspector
10749/2025/PFT	Tribeca Homes	2 Edgeview Way, Flinders View	Single Dwelling	24/09/2025	Approved	Plumbing Inspector
10757/2025/PFT	Fortitude Homes	7 Beacon Street, Ripley	Single Dwelling	24/09/2025	Approved	Plumbing Inspector
10761/2025/PFT	Fortitude Homes	6 Beacon Street, Ripley	Single Dwelling	24/09/2025	Approved	Plumbing Inspector
9047/2025/PPC	Flux Hydraulic Services Design	7000 Harmony Crescent, South Ripley	Amenities Block	16/09/2025	Approved	Plumbing Inspector
8690/2025/PPR	BRW Hydraulics Pty Ltd	7001 Binnies Road, Ripley	Early Work Connection Points for Future Residential Townhouse Development	17/09/2025	Approved	Plumbing Inspector
8980/2025/PPR	MBPC Australia Pty Ltd	207 Ebenezer Road, Ebenezer	On-Site Sewerage Facility Upgrade	29/08/2025	Approved	Plumbing Inspector
9132/2025/PPR	Casa Paradiso Construction Pty Ltd	31 Ratnam Road, Redbank Plains	Single Dwelling and Secondary Dwelling	12/09/2025	Approved	Plumbing Inspector
9231/2025/PPR	Allegra Homes	17 Liberty Street, White Rock	Single Dwelling and Secondary Dwelling	01/09/2025	Approved	Plumbing Inspector
9349/2025/PPR	Casa Paradiso Construction Pty Ltd	53 Ratnam Road, Redbank Plains	Single dwelling and Secondary Dwelling	01/09/2025	Approved	Plumbing Inspector
9423/2025/PPR	Stockland LLC No.4 Pty Ltd	162 Cumner Road, White Rock	Relocatable Dwelling - Site 58	02/09/2025	Approved	Plumbing Inspector
9424/2025/PPR	Stockland LLC No.4 Pty Ltd	162 Cumner Road, White Rock	Relocatable Dwelling - Site 42	02/09/2025	Approved	Plumbing Inspector
9403/2025/PPR	Casa Paradiso Construction Pty Ltd	51 Ratnam Road, Redbank Plains	Single Dwelling and Secondary Dwelling	01/09/2025	Approved	Plumbing Inspector
9495/2025/PPR	Miss Megan Margaret Cawkwell	54 Alawoona Street, Redbank Plains	Single Dwelling	08/09/2025	Approved	Plumbing Inspector
9490/2025/PPR	Casa Paradiso Construction Pty Ltd	43 Ratnam Road, Redbank Plains	Single Dwelling and Secondary Dwelling	02/09/2025	Approved	Plumbing Inspector
9517/2025/PPR	Acutt and Son Plumbing and Drainage	179 Paynes Road, Ebenezer	On-Site Sewerage Facility Upgrade	09/09/2025	Approved	Plumbing Inspector
9640/2025/PPR	Stockland LLC No.4 Pty Ltd	162 Cumner Road, White Rock	Relocatable Dwelling - Site 57	03/09/2025	Approved	Plumbing Inspector
9632/2025/PPR	Stockland LLC No.4 Pty Ltd	162 Cumner Road, White Rock	Relocatable Dwelling - Site 056	03/09/2025	Approved	Plumbing Inspector
9730/2025/PPR	Casa Paradiso Construction Pty Ltd	14 Sharman Street, Redbank Plains	Single Dwelling and Secondary Dwelling	10/09/2025	Approved	Plumbing Inspector
9722/2025/PPR	Casa Paradiso Construction Pty Ltd	12 Sharman Street, Redbank Plains	Single Dwelling and Secondary Dwelling	10/09/2025	Approved	Plumbing Inspector
9712/2025/PPR	Casa Paradiso Construction Pty Ltd	41 Ratnam Road, Redbank Plains	Single Dwelling and Secondary Dwelling	10/09/2025	Approved	Plumbing Inspector
9697/2025/PPR	Casa Paradiso Construction Pty Ltd	45 Ratnam Road, Redbank Plains	Single Dwelling and Secondary Dwelling	09/09/2025	Approved	Plumbing Inspector
9774/2025/PPR	Stockland LLC No.4 Pty Ltd	162 Cumner Road, White Rock	Relocatable Dwelling - Site 041	10/09/2025	Approved	Plumbing Inspector
9746/2025/PPR	Casa Paradiso Construction Pty Ltd	16 Sharman Street, Redbank Plains	Single Dwelling and Secondary Dwelling	10/09/2025	Approved	Plumbing Inspector
9761/2025/PPR	Casa Paradiso Construction Pty Ltd	10 Sharman Street, Redbank Plains	Single Dwelling and Secondary Dwelling	10/09/2025	Approved	Plumbing Inspector
9862/2025/PPR	Focon Pty Ltd	19 Rapur Street, Raceview	Proposed Secondary dwelling/ Granny Flat	18/09/2025	Approved	Plumbing Inspector
9832/2025/PPR	Mrs Charlotte Elena Philpot and Mr William Troy Philpot	23 Thomas Street, Blackstone	Single Dwelling (Existing dwelling to become Secondary)	15/09/2025	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 226 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
10055/2025/PPR	Casa Paradiso Construction Pty Ltd	1 Sharman Street, Redbank Plains	Single Dwelling and Secondary Dwelling	15/09/2025	Approved	Plumbing Inspector
9995/2025/PPR	Casa Paradiso Construction Pty Ltd	11 Sharman Street, Redbank Plains	Single Dwelling and Secondary Dwelling	15/09/2025	Approved	Plumbing Inspector
10498/2025/PPR	BCG Certifiers Pty Ltd	15 O'Rourke Street, Redbank Plains	Single Dwelling and Secondary Dwelling	19/09/2025	Approved	Plumbing Inspector
12770/2024/RAL	Mr Harman Singh and Mr Ravinder Jassar	121 Cedar Road, Redbank Plains	Reconfiguring a Lot - One (1) Lot into Three (3) Lots and Reciprocal Access Easements	18/09/2025	Approved	Development Assessment East Manager
7293/2021/SSP/B	Allan Van Planning Pty Ltd	389 Redbank Plains Road, Redbank Plains	Lot 255 on SP291744	15/09/2025	Approved	Senior Development Compliance Officer

DIVISION 2						
Delegated Authority: 43 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
9340/2025/BR	Pronto Building Approvals	1 Pipit Street, Bellbird Park	Siting Variation - Patio	02/09/2025	Approved	Building Regulatory Officer
9655/2025/BR	Project BA	34-36 Johnston Street, Bellbird Park	Amenity and Aesthetics - Demolition of a Dwelling & Shed	03/09/2025	Approved	Building Regulatory Officer
9864/2025/BR	Pronto Building Approvals	69-71 Jean Road, Camira	Siting variation & Amenity and Aesthetics - Carport	23/09/2025	Approved	Building Regulatory Officer
10428/2025/BR	Project BA	23 Polonia Street, Camira	Amenity and Aesthetics - Demolition of a Shed/Carport	18/09/2025	Approved	Building Regulatory Officer
9055/2025/EXC	Mr Jozsef Besenyei	25 Conte Circuit, Augustine Heights	Exemption Certificate - Shed	29/08/2025	Approved	Development Assessment East Manager
3436/2011/MAMC/A	TRG (The Retail Group Pty Ltd)	2 Tournament Drive, Brookwater	Minor Change - Area Development Plan and Material Change of Use (Neighbourhood Shopping Centre and Medical Centre)	04/09/2025	Approved	Development Assessment East Manager
20230/2021/MAMC/A	Mater Misericordiae Ltd	7001 Health Care Drive, Springfield Central	Amendment to an Area Development Plan - Hospital Minor Change - Material Change of Use - Community Use (Hospital)	12/09/2025	Approved	Development Assessment East Manager
5854/2025/MCU	Ms Jennifer McGregor	347 Jones Road, Bellbird Park	Material Change of Use - Dual Occupancy (Relative's Accommodation)	05/09/2025	Approved	Development Assessment East Manager
8282/2025/MCU	Doyen Town Planning Consultants	60 The Promenade, Springfield Lakes	Material Change of Use - Relative's Flat	03/09/2025	Approved	Development Assessment East Manager
7117/2017/NAME/A	Therefor Group Pty Ltd	45A Ascot Street, Goodna	Road Naming	15/09/2025	Approved	Senior Development Compliance Officer
7117/2017/NAME/B	Therefor Group Pty Ltd	45A Ascot Street, Goodna	Reserve Naming - Tree Creek	23/09/2025	Approved	Senior Development Compliance Officer
7040/2023/NAME/A	Kaizen Wholesale Pty Ltd	42-44 Morgan Street, Bellbird Park	Road Naming - Sunrise Heights	24/09/2025	Approved	Senior Development Compliance Officer
10050/2024/OD	Azure Project 42 Pty Ltd	7001 St Augustine'S Drive, Augustine Heights	Advertising Device (Boundary Fence Sign)	15/09/2025	Approved	Development Assessment East Manager
6818/2025/OD	Mater Misericordiae Limited	30 Health Care Drive, Springfield Central	Advertising Structures - 25 Signs	19/09/2025	Approved	Development Assessment East Manager
9161/2025/OD	Mr Damian Grant Pitts	7 Allan Street, Goodna	Building Work assessable against the planning scheme - Alterations and Additions to a Dwelling House affected by the Difficult Topography and Landslide Overlay and the Flood Risk and Overlay Flow Overlay	02/09/2025	Approved	Development Assessment East Manager
10207/2025/OD	Precision Building Certification	30 Bathersby Crescent, Augustine Heights	Building Work assessable against the planning scheme - Carport affected by the Flood Risk and Overland Flow Overlay	16/09/2025	Approved	Development Assessment East Manager
3180/2025/OW	Simforia Pty Ltd	9-11 Harry Street, Bellbird Park	Road work, Stormwater, Drainage work, Earthworks	01/09/2025	Approved	Engineering Delivery East Manager
3526/2025/OW	Goodna Developments Pty Ltd	61A Bertha Street, Goodna	Road work, Stormwater, Drainage work, Earthworks, Landscaping, Signage, Clearing vegetation, Electrical work, Communal Recreation Facilities – (BBQ facilities, play equipment, picnic shelter and furniture)	10/09/2025	Approved	Engineering Delivery East Manager
4172/2025/OW	Bornhorst & Ward Pty Ltd	304 Brisbane Terrace, Goodna	Road Work, Stormwater and Earthworks	16/09/2025	Approved	Engineering Delivery East Manager
5836/2025/OW	Valmadre Asset Trust	100 Katandra Crescent, Bellbird Park	Road work, Earthworks, Stormwater Drainage Works and Streetscape Landscaping	09/09/2025	Approved	Engineering Delivery East Manager
6270/2025/OW	Karkel Contracting Pty Ltd	58 Boscawan Crescent, Bellbird Park	Earthworks and Stormwater Drainage Works	01/09/2025	Approved	Engineering Delivery East Manager
6491/2025/OW	Bootooloo Property	34-40 Antimony Street, Carole Park	Drainage work and Earthworks	08/09/2025	Approved	Engineering Delivery East Manager
6822/2025/OW	AEIOU Foundation	2-4 Cochrane Street, Camira	Road work, Stormwater & Earthworks	29/08/2025	Approved	Engineering Delivery East Manager
7005/2025/OW	Karkel Contracting Pty Ltd	2 Mcauley Crescent, Augustine Heights	Earthworks	02/09/2025	Approved	Engineering Delivery East Manager
9345/2025/PFT	Dixon Homes	72 Addison Road, Camira	Single dwelling	04/09/2025	Approved	Plumbing Inspector
9535/2025/PFT	Speedy Building Certifications And Approvals	48 Scoparia Drive, Brookwater	Single Dwelling	29/08/2025	Approved	Plumbing Inspector
9617/2025/PFT	Cj Homes Pty Ltd	48 Torres Way, Spring Mountain	Single Dwelling	01/09/2025	Approved	Plumbing Inspector
9880/2025/PFT	Plantation Homes	57 Belvedere Drive, Spring Mountain	Single Dwelling	08/09/2025	Approved	Plumbing Inspector
10161/2025/PFT	As Building Compliance Pty Ltd	1 Yucatan Crescent, Spring Mountain	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10187/2025/PFT	Plantation Homes	10 Dover Street, Spring Mountain	Single Dwelling	12/09/2025	Approved	Plumbing Inspector
8664/2025/PID	Brisbane Housing Company Ltd	7002 Barry Alexander Drive, Springfield Central	MID - 83 Dwelling Units (41 Social Housing Units and 42 Affordable Housing Units)	10/09/2025	Approved	Development Assessment East Manager
5367/2025/PPC	Walkerbai Consulting	2-4 Cochrane Street, Camira	Childcare Centre - AEIOU Camira	02/09/2025	Approved	Plumbing Inspector
9553/2025/PPC	H Design Hydraulic Engineering Group Pty Ltd	34-40 Antimony Street, Carole Park	Proposed Builders Amenities	09/09/2025	Approved	Plumbing Inspector
9573/2025/PPC	Walkerbai Consulting	2-4 Cochrane Street, Camira	Temporary water and sewer connections for site sheds. Amenities for toilet and lunchroom.	05/09/2025	Approved	Plumbing Inspector
10071/2025/PPC	Acor Consultants QLD	304 Brisbane Terrace, Goodna	Warehouse	19/09/2025	Approved	Plumbing Inspector
10131/2025/PPC	H Design Hydraulic Engineering Group Pty Ltd	23 Mill Street, Goodna	Goodna Medical and Mixed-Use Commercial	22/09/2025	Approved	Plumbing Inspector

DIVISION 2						
Delegated Authority: 43 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
9044/2025/PPR	Bartley Burns Pty Ltd	206 Brisbane Terrace, Goodna	Single Dwelling	05/09/2025	Approved	Plumbing Inspector
9696/2025/PPR	Anigbo Pty Ltd	80 Greg Norman Circuit, Brookwater	Pool House	09/09/2025	Approved	Plumbing Inspector
9888/2025/PPR	Prostart Plumbing Pty Ltd	30 Sherwood Crescent, Bellbird Park	Secondary Dwelling	16/09/2025	Approved	Plumbing Inspector
8961/2024/RAL	Huen Enterprises Pty Ltd	255-259 Jones Road, Bellbird Park	Reconfiguring a Lot - one (1) lot into two (2) lots	24/09/2025	Approved	Development Assessment East Manager
3339/2025/RAL	Kanak Investment Holdings Pty Ltd	58-60 Jones Road, Bellbird Park	Reconfiguring a Lot - One (1) lot into four (4) lots	05/09/2025	Approved	Development Assessment East Manager
200/2022/SSP/A	Mr Ken Packer	152-154 Redbank Plains Road, Bellbird Park	Lots 1-4 on SP336141	23/09/2025	Approved	Senior Development Compliance Officer
8531/2022/SSP/A	Sonto Pty Ltd	1 Mattocks Street, Goodna	Lots 1 & 2 on SP352277	08/09/2025	Approved	Senior Development Compliance Officer

DIVISION 3						
Delegated Authority: 51 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
7076/2025/BCN	Weinvest Primary Pty Ltd	20A Moffatt Street, Ipswich	Residential Services Building - Weinvest Primary Pty Ltd	24/09/2025	Approved	Building Regulatory Officer
8921/2025/BR	HTH Certification	86 Cothill Road, Silkstone	Amenity and Aesthetics - Shed Siting Variation - Shed	01/09/2025	Approved	Building Regulatory Officer
9288/2025/BR	O'Brien Building Consultants Pty Ltd	8 Montauban Street, Newtown	Siting variation - Carport	04/09/2025	Approved	Building Regulatory Officer
9338/2025/BR	Cornerstone Building Certification Pty Ltd	41 Innes Crescent, Bundamba	Siting Variation - Dwelling	01/09/2025	Approved	Building Regulatory Officer
9511/2025/BR	Dynamic Building Approvals Pty Ltd	1 Shapcott Street, Eastern Heights	Siting variation - Shed	09/09/2025	Approved	Building Regulatory Officer
9778/2025/BR	Pronto Building Approvals	15 Countess Street, East Ipswich	Siting Variation - Carport	10/09/2025	Approved	Building Regulatory Officer
9956/2025/BR	Rocket Building Approvals	10 John Street, Redbank	Amenity and Aesthetics - Demolition of a Dwelling, Shed/Carport and Patio	09/09/2025	Approved	Building Regulatory Officer
10176/2025/BR	O'Brien Building Consultants Pty Ltd	7 Warrawong Street, Eastern Heights	Siting variation - Shed	23/09/2025	Approved	Building Regulatory Officer
10284/2025/BR	Rocket Building Approvals	9 South Station Road, Booval	Amenity and Aesthetics - Demolition of a Dwelling & Shed	16/09/2025	Approved	Building Regulatory Officer
10422/2025/BR	Relient Group Pty Ltd	112 Blackstone Road, Silkstone	Amenity and Aesthetics - Demolition of a Dwelling	17/09/2025	Approved	Building Regulatory Officer
14379/2024/MCU	Ipswich Property Group Pty Ltd	7 Creek Street, Bundamba	Material Change of Use - Multiple Residential (Twenty-Three (23) Townhouses)	02/09/2025	Approved	Development Assessment Central Manager
3638/2025/MCU	Mrs Kabkeo Daoduangdee	18 Goodwin Street, Basin Pocket	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Flooding)	12/09/2025	Approved	Development Assessment Central Manager
5847/2025/MCU	Ms Swathi Nalluri and Mr Praveen Chilukuri	4B Green Street, Ebbw Vale	Material Change of Use - Single Residential in the Character Areas - Housing Zone and affected by the Mining Influence Areas Overlay	01/09/2025	Approved	Development Assessment Central Manager
2099/2025/OD	Mr Lachlan Arthur Rush	12 Vale Street, Bundamba	Carrying out building work not associated with a material change of use - Relocation within the site, raising and building-in underneath existing Character dwelling, new garage in Character Zone and demolition of up to 20% of the existing pre-1946 building fabric.	10/09/2025	Approved	Development Assessment Central Manager
6071/2025/OD	Ms Christine Stanning	11 Bennett Street, East Ipswich	Carrying out building work not associated with a material change of use - Front Deck & Stairs in a Character Zone	02/09/2025	Approved	Development Assessment Central Manager
6573/2025/OD	Mr Hans Christian Gabriel Schmalkuchen and Estate of Eveline Schmalkuchen	5 King Street, Dinmore	Carrying Out Building Work Not Associated with a Material Change of Use –Single Residential in a Character Zone and Affected by a Development Constraint (Mining)	09/09/2025	Approved	Development Assessment Central Manager
6758/2025/OD	Tomahawk Constructions	17 Logan Street, North Booval	Carrying out building work not associated with a material change of use - Extension to a Single Residential Affected by a Development Constraints Overlay (Flood)	08/09/2025	Approved	Development Assessment Central Manager
8535/2025/OD	Ipswich City Council Program 31	37 Nicholas Street, Ipswich	Operational Works - Advertising Device/s (Three (3) Banner Signs)	03/09/2025	Approved	Development Assessment Central Manager
9437/2025/OD	Mr Matthew Benjamin Carlill	102 Samford Road, Leichhardt	Building Work assessable against the planning scheme - Shed affected by the Flood Overlay	08/09/2025	Approved	Senior Planner (Development)
9473/2025/OD	G&B Patios Pty Ltd	45 Nixon Drive, North Booval	Building Work assessable against the planning scheme - Patio Roof affected by the Flood Risk and Overland Flow Path Overlay	02/09/2025	Approved	Senior Planner (Development)
14494/2024/OW	Central Seq Distributor-Retailer Authority	209 Chermside Road, East Ipswich	Tidal Works - Sewage Infrastructure	19/09/2025	Approved	Acting Engineering Delivery West Manager
4185/2025/OW	West Moreton Hospital And Health Service	50 South Street, Ipswich	Road work, Drainage work, Stormwater & Signage	10/09/2025	Approved	Acting Engineering Delivery West Manager
6124/2025/OW	Canberra Estates Consortium No. 36 Pty Ltd	7001 Collingwood Drive, Collingwood Park	Roadworks	29/08/2025	Approved	Engineering Delivery East Manager
6792/2025/OW	Vaughan Constructions	103 Riverview Road, Riverview	Stormwater & Earthworks	16/09/2025	Approved	Engineering Delivery East Manager
7492/2025/OW	Austin BMI Pty Ltd	191 Whitwood Road, New Chum	Operational Works - Drainage work, Landscaping, Earthworks - Ipswich Recycling Park	19/09/2025	Approved	Engineering Delivery East Manager
8889/2025/OW	Robin Russell & Associates Pty Ltd	7000 Isabella Street, Collingwood Park	Operational Works - Rate 3 Streetlighting (Forest Brook - Stage 8-10)	01/09/2025	Approved	Engineering Delivery East Manager
8916/2025/PFT	Okas Design Pty Ltd	14 Tower Street, Eastern Heights	Single Dwelling	03/09/2025	Approved	Plumbing Inspector
9631/2025/PFT	Argyle Building (Qld) Pty Ltd	11 Ametrine Way, Collingwood Park	Single Dwelling	01/09/2025	Approved	Plumbing Inspector
9677/2025/PFT	Karston Homes	18 Cooper Drive, Collingwood Park	Single Dwelling	02/09/2025	Approved	Plumbing Inspector
9653/2025/PFT	DTZ Building Design Pty Ltd	27 Jasper Crescent, Collingwood Park	Single Dwelling	02/09/2025	Approved	Plumbing Inspector
9838/2025/PFT	Buildcert Pty Ltd	4B Green Street, Ebbw Vale	Single Dwelling	04/09/2025	Approved	Plumbing Inspector
10106/2025/PFT	Checkpoint Building Surveyors	2 Jasper Crescent, Collingwood Park	Single Dwelling	11/09/2025	Approved	Plumbing Inspector
10162/2025/PFT	Buildable Approvals	13 Jasper Crescent, Collingwood Park	Single Dwelling	11/09/2025	Approved	Plumbing Inspector

DIVISION 3						
Delegated Authority: 51 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
10257/2025/PFT	Urbanlux Projects	16A Bird Street, Bundamba	Single Dwelling	15/09/2025	Approved	Plumbing Inspector
10357/2025/PFT	Modcon Homes	1 Jasper Crescent, Collingwood Park	Single Dwelling	16/09/2025	Approved	Plumbing Inspector
10447/2025/PFT	Plantation Homes	38 Soapberry Circuit, Collingwood Park	Single Dwelling	18/09/2025	Approved	Plumbing Inspector
10564/2025/PFT	Checkpoint Building Surveyors	9 Jasper Crescent, Collingwood Park	Single Dwelling	22/09/2025	Approved	Plumbing Inspector
10589/2025/PFT	Checkpoint Building Surveyors	17 Jasper Crescent, Collingwood Park	Single Dwelling	22/09/2025	Approved	Plumbing Inspector
10608/2025/PFT	Checkpoint Building Surveyors	29 Jasper Crescent, Collingwood Park	Single Dwelling	23/09/2025	Approved	Plumbing Inspector
9077/2025/PPC	DMA Engineers	11 Salisbury Road, Ipswich	IP Allied Health Building - USQ Ipswich	05/09/2025	Approved	Plumbing Inspector
9305/2025/PPC	Chilton Woodward & Associates	42A Chermside Road, Ipswich	Canteen Refurbishment	01/09/2025	Approved	Plumbing Inspector
9925/2025/PPC	Bsi Building Services Integration	72 Samford Road, Leichhardt	Leichhardt State School Modular Building Interface with Site	18/09/2025	Approved	Plumbing Inspector
10102/2025/PPC	Multitech Solutions	25 Kendall Street, East Ipswich	New Hall	19/09/2025	Approved	Plumbing Inspector
9459/2025/PPR	Active Building Approvals Pty Ltd	3 Sugars Place, Bundamba	Secondary Dwelling	02/09/2025	Approved	Plumbing Inspector
9716/2025/PPR	Active Building Approvals Pty Ltd	37 Chalk Street, Leichhardt	Secondary Dwelling	10/09/2025	Approved	Plumbing Inspector
9669/2025/PPR	Ms Thisara Shamane Pathirage	68 Toongarra Road, Leichhardt	Single Dwelling	16/09/2025	Approved	Plumbing Inspector
9886/2025/PPR	Prostart Plumbing Pty Ltd	38 Warwick Road, Ipswich	Secondary Dwelling	17/09/2025	Approved	Plumbing Inspector
10260/2025/PPR	Mr Clayton O'Donoghue	49 Brisbane Road, Ebbw Vale	Secondary Dwelling	23/09/2025	Approved	Plumbing Inspector
2438/2022/SSP/A	Mr Robin Anderson	219 Westphalen Drive, Riverview	Westphalen Stage 1A - Lots 1, 12 & 100 on SP344052	17/09/2025	Approved	Senior Development Compliance Officer
13104/2022/SSP/A	K J Packer Consulting Pty Ltd	5 Ferrett Street, Sadliers Crossing	Lots 1-3 on SP336133	03/09/2025	Approved	Senior Development Compliance Officer
3321/2014/SSP/E	SKF Development Collingwood Park Pty Ltd	7000 Isabella Street, Collingwood Park	Forest Brook Stage 4A, 4B and 5 - Lots 134-147, 185-190, 213-226, 257-261, 275-283 & 703 on SP350895	05/09/2025	Approved	Senior Development Compliance Officer

DIVISION 4						
Delegated Authority: 59 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
8081/2025/BR	G & A Builders	42 Kunkala Court, Rosewood	Amenity and Aesthetics - Retaining Wall/Fence Siting Variation - Carport	01/09/2025	Approved	Building Regulatory Officer
9585/2025/BR	Plantation Homes	2 Bleakley Close, Haigslea	Siting variation - Dwelling	09/09/2025	Approved	Building Regulatory Officer
9567/2025/BR	Mr Benjamin David Mann	2 Abraham Court, Marburg	Siting variation - Shed	09/09/2025	Approved	Building Regulatory Officer
9623/2025/BR	Rocket Building Approvals	57 Tallegalla Two Tree Hill Road, Tallegalla	Amenity and Aesthetics - Demolition of a Dwelling and Shed	02/09/2025	Approved	Building Regulatory Officer
9823/2025/BR	Mr Peter Birch	147 Sherlocks Road, Pine Mountain	Amenity and Aesthetics - Shed Siting Variation - Shed	11/09/2025	Approved	Building Regulatory Officer
9840/2025/BR	Project BA	20 Katherine Court, Karalee	Amenity and Aesthetics - Reinstatement of a Dwelling	15/09/2025	Approved	Building Regulatory Officer
9919/2025/BR	Mrs Michelle Rae Bolton	128 Diamantina Circle, Karalee	Siting Variation - Carport	12/09/2025	Approved	Building Regulatory Officer
9994/2025/BR	O'Brien Building Consultants Pty Ltd	66 Ash Street, Yamanto	Siting Variation - Carport	22/09/2025	Approved	Building Regulatory Officer
10040/2025/BR	Mr Brendon Antonio Valinoti	88 Nielsen Road, Rosewood	Siting variation - Shed	23/09/2025	Approved	Building Regulatory Officer
9512/2025/EXC	Marburg Development Pty Ltd	35 William Street, Marburg	Exemption Certificate -Exemption Certificate - Future Development Affected by Development Constraints Overlay OV11 Difficult Topography and Landslide and OV12 Overland Flow Path at Proposed lot 20, 35 William Street Marburg Qld 4346 described as lot 4 SP259744.	19/09/2025	Approved	Development Assessment West Manager
9933/2025/EXC	O'Brien Building Consultants Pty Ltd	14 Iris Court, Yamanto	Exemption Certificate	05/09/2025	Approved	Development Planning Services Manager
1010/2022/LDR/B	Siempre Pty Ltd	47 First Avenue, Barellan Point	Legal Document Request	15/09/2025	Approved	Senior Development Compliance Officer
671/2024/LDR/A	Mr James McDonnell	35 William Street, Marburg	Legal Document Request	18/09/2025	Approved	Senior Development Compliance Officer
3372/2016/MAEXT/C	Mr Craig Alexander Sheehan	95 Pine Mountain Road, Brassall	Extension to Currency Period Application - Reconfiguring a lot - One (1) lot into three (3) lots	01/09/2025	Approved	Development Assessment Central Manager
13021/2024/MAMC/A	ID Walloon Pty Ltd	7001 Parkland Drive, Walloon	Minor Change - Dawn Estate, Stage 7 - Earthworks	05/09/2025	Approved	Senior Development Engineer
4232/2023/MAMC/A	Rosewood Green Property Pty Ltd	7001 Karrabin Rosewood Road, Rosewood	Minor Change - Road work, Stormwater, Drainage work and Earthworks	12/09/2025	Approved	Acting Engineering Delivery West Manager
2816/2024/MAMC/A	Mrs Therese Marguerite Hanlon and Mr Kim Lionel Hanlon	327 Tallegalla Two Tree Hill Road, Marburg	Minor Change - Material Change of Use - Single Residential Dwelling (including ancilliary carport/garage) affected by a Development Constraints Overlay (Difficult Topography)	12/09/2025	Approved	Senior Planner (Development)
4221/2025/MCU	J.C. Engineers	50 Mccarthys Road, Thagoona	Material Change of Use - Dual Occupancy	02/09/2025	Approved	Senior Planner (Development)
3289/2020/NAME/A	Resiprop Pty Ltd	213 Taylors Road, Walloon	Road Naming - Highlands Walloon - Stage 2	02/09/2025	Approved	Senior Development Compliance Officer
1848/2025/OW	Coneco Developments Pty Ltd	293-339 Junction Road, Karalee	Road work, Stormwater, Drainage work, Earthworks and Vegetation Clearing	12/09/2025	Approved	Engineering Delivery East Manager
7093/2025/OW	JG Walloon Development Pty Ltd and MB Walloon Development Pty Ltd and Title Capital Licence Co. Pt	7001 Parkland Drive, Walloon	Dawn, Stage 7 - Rate 3 Streetlighting	22/09/2025	Approved	Acting Engineering Delivery West Manager
7317/2025/OW	SMEC Australia Pty Ltd	213 Taylors Road, Walloon	Road Work, Drainage Work, Stormwater, Earthworks, Water Infrastructure, Sewage Infrastructure, Clearing Vegetation	08/09/2025	Approved	Senior Development Engineer
8298/2025/OW	Hallmark Homes	65 Owens Street, Marburg	Non-standard Driveway	15/09/2025	Approved	Acting Engineering Delivery West Manager
9122/2025/OW	Mr Clint Douglas Vanstan	29-31 Adelong Avenue, Thagoona	Operational Works - Driveway	12/09/2025	Approved	Acting Engineering Delivery West Manager
9515/2025/PFT	TJB Building Certifiers Pty Ltd	31 Hewett Street, Walloon	Single Dwelling	29/08/2025	Approved	Plumbing Inspector
9825/2025/PFT	Metricon Homes Pty Ltd	9 Wickham Way, Walloon	Single Dwelling	04/09/2025	Approved	Plumbing Inspector
9821/2025/PFT	Platinum Building Approvals Pty Ltd	24 Kendall Street, Walloon	Single Dwelling	12/09/2025	Approved	Plumbing Inspector
10225/2025/PFT	Fortitude Homes	22 Wickham Way, Walloon	Single Dwelling	12/09/2025	Approved	Plumbing Inspector
10226/2025/PFT	Fortitude Homes Pty Ltd	24 Wickham Way, Walloon	Single Dwelling	12/09/2025	Approved	Plumbing Inspector
10331/2025/PFT	Australian Building Company	1 Wickham Way, Walloon	Single Dwelling	18/09/2025	Approved	Plumbing Inspector
10303/2025/PFT	Metricon Homes Pty Ltd	16 Wickham Way, Walloon	Single Dwelling	15/09/2025	Approved	Plumbing Inspector
10419/2025/PFT	TJB Building Certifiers Pty Ltd	5 Barty Close, Brassall	Single Dwelling	18/09/2025	Approved	Plumbing Inspector
10561/2025/PFT	Australian Building Company Qld Pty Ltd	43 Wickham Way, Walloon	Single Dwelling	19/09/2025	Approved	Plumbing Inspector
10681/2025/PFT	Buildcert Pty Ltd	3 Nisbet Place, Brassall	Single Dwelling	23/09/2025	Approved	Plumbing Inspector
7525/2025/PPC	Plumbing Design & Drafting	7001 Parkland Drive, Walloon	Plumbing and Drainage for the Amenities	05/09/2025	Approved	Plumbing Inspector
8285/2025/PPC	All Kind Industries Pty Ltd	81 Tantivy Street, Tivoli	Warehouse/Workshop HSTP Installation	08/09/2025	Approved	Plumbing Inspector
9335/2025/PPC	MBPC Australia Pty Ltd	52 Hunter Street, Brassall	Install 1000L grease trap & plumbing and drainage for new kitchen	02/09/2025	Approved	Plumbing Inspector

DIVISION 4						
Delegated Authority: 59 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
9400/2025/PPC	Cushway Blackford & Associate Engineering Pty Ltd	44 John Street, Rosewood	Extension to Existing Building (Bottle Shop)	02/09/2025	Approved	Plumbing Inspector
9463/2025/PPC	East Coast Hydraulics	198-238 Fernvale Road, Brassall	Nail Salon Fitout	05/09/2025	Approved	Plumbing Inspector
10208/2025/PPC	BRW Hydraulics Pty Ltd	488 Warwick Road, Yamanto	Proposed Fit out of Golden Lor at Existing Yamanto Central Shopping Centre - (Tenancy 42)	24/09/2025	Approved	Plumbing Inspector
7567/2025/PPR	Hallmark Homes	65 Owens Street, Marburg	Non - Sewered Single Dwelling	01/09/2025	Approved	Plumbing Inspector
8054/2025/PPR	Parker Plumbing Company	41-43 Mitchell Street, Barellan Point	New waterline from meter to new proposed Lot	01/09/2025	Approved	Plumbing Inspector
8301/2025/PPR	Plumbcorp QLD Pty Ltd	33 Blackwall Road, Chuwar	Alteration to Effluent Irrigation Area	02/09/2025	Approved	Plumbing Inspector
8482/2025/PPR	Hughes Plumbing Contractors	35 Wybalena Road, Pine Mountain	Non-Sewered Single Dwelling	29/08/2025	Approved	Plumbing Inspector
8872/2025/PPR	Nm Plumbing And Earthworks	146 Mt Marrow Quarry Road, Haigslea	Single Dwelling Extension with an On-Site Sewerage Facility Upgrade	22/09/2025	Approved	Plumbing Inspector
9192/2025/PPR	G&P Builders Pty Ltd	66 Waterlilly Drive, Karalee	Non-Sewered Single Dwelling	05/09/2025	Approved	Plumbing Inspector
9479/2025/PPR	PBE Maintenance Services	211 Arthur Summervilles Road, Karalee	Onsite Sewerage Facility Upgrade	04/09/2025	Approved	Plumbing Inspector
9547/2025/PPR	Websters Property Partners	61 Owens Street, Marburg	Non-Sewered Single Dwelling and Secondary Dwelling - On-site	12/09/2025	Approved	Plumbing Inspector
9637/2025/PPR	Hewitts Plumbing	17-19 Oxley Drive, Barellan Point	Non-Sewered Single Dwelling, New Water Service	12/09/2025	Approved	Plumbing Inspector
9709/2025/PPR	MBPC Australia Pty Ltd	22-24 Maleeh Avenue, Thagoona	On-Site Sewerage Facility Upgrade	16/09/2025	Approved	Plumbing Inspector
9732/2025/PPR	Ross McCourt Pty Ltd	58 Perrins Road, Ashwell	On-Site Sewerage Facility Upgrade	16/09/2025	Approved	Plumbing Inspector
9765/2025/PPR	Mr Shane Christopher Chadwick	59 Fernvale Road, Brassall	Single Dwelling	10/09/2025	Approved	Plumbing Inspector
10118/2025/PPR	Mackie Construction Consultants	100 Riverpark Drive, Karalee	Non-Sewered Single dwelling	24/09/2025	Approved	Plumbing Inspector
10368/2025/PPR	DTZ Building Design Pty Ltd	87 Langland Circuit, Walloon	Single Dwelling and Secondary Dwelling	16/09/2025	Approved	Plumbing Inspector
11484/2024/RAL	Brisk Developments Pty Ltd	65 Hume Street, Karalee	Reconfiguring a Lot - One (1) Lot into Twenty-Three (23) Lots, New Road, Access and Services Easements, and Stormwater Detention in stages	11/09/2025	Approved	Development Assessment East Manager
6423/2025/RAL	Mrs Tracy Gaff and Mr Mikel Jon Gaff	26 Leschke Road, Walloon	Reconfiguring a Lot - Boundary Realignment three (3) lots into three (3) lots	18/09/2025	Approved	Development Assessment Central Manager
6855/2025/RAL	Baird & Hayes Surveyors And Town Planners	203 Linnings Road, Haigslea	Reconfiguring a Lot - Boundary Realignment (three (3) lots into three (3) lots)	29/08/2025	Approved	Development Assessment Central Manager
6464/2025/SSP/A	Tarana Projects Pty Ltd	11 Tarana Avenue, Thagoona	Lots 1 & 34 on SP352894	15/09/2025	Approved	Senior Development Compliance Officer
1010/2022/SSP/B	Siempre Pty Ltd	47 First Avenue, Barellan Point	Plan Of Easement C in Lot 2 on SP354329	15/09/2025	Approved	Senior Development Compliance Officer

Doc ID No: A12046644

ITEM: 6

SUBJECT: PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 24 SEPTEMBER 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  
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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 24 September 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 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 7 October 2025.				

DIVISION 4

DIVISION 4

Kelly Consolidated Pty Ltd v Ipswich City Council & Anor

Register No:	218	Appeal Type:	Submitter Appeal	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 20 October 2025.				