



City of  
**Ipswich**

## **AGENDA**

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

Tuesday, 18 November 2025  
9:00 AM

Council Chambers, Level 8  
1 Nicholas Street, Ipswich

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



## INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE AGENDA

| Item No. | Item Title                                                                                                   | Page No. |
|----------|--------------------------------------------------------------------------------------------------------------|----------|
|          | <b>Welcome to Country or Acknowledgment of Country</b>                                                       |          |
|          | <b>Declarations of Interest</b>                                                                              |          |
|          | <b>Business Outstanding</b>                                                                                  |          |
|          | <b>Confirmation of Minutes</b>                                                                               |          |
| 1        | Confirmation of Minutes of the Infrastructure, Planning and Assets Committee No. 2025(09) of 14 October 2025 | 9        |
|          | <b>Officers' Reports</b>                                                                                     |          |
| 2        | Response to Petition - Request for Solar Lighting at the Playground within Cameron Park                      | 15       |
| 3        | Provisional Projects Approval                                                                                | 32       |
| 4        | Asset and Infrastructure Services Department Capital Delivery Report September 2025                          | 38       |
| 5        | Ipswich City Plan 2025 - s18 Amendment No.1                                                                  | 66       |
| 6        | Exercise of Delegation Report                                                                                | 183      |
| 7        | Planning and Environment Court Action Status Report                                                          | 202      |
|          | <b>Notices of Motion</b>                                                                                     |          |
|          | <b>Matters Arising</b>                                                                                       |          |
|          | <b>Questions / General Business</b>                                                                          |          |

\*\* Item includes confidential papers

**INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2025(10)**

**18 NOVEMBER 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(09) OF 14 OCTOBER 2025**

**RECOMMENDATION**

That the minutes of the Infrastructure, Planning and Assets Committee held on 14 October 2025 be confirmed.

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**OFFICERS' REPORTS**

2. **RESPONSE TO PETITION - REQUEST FOR SOLAR LIGHTING AT THE PLAYGROUND WITHIN CAMERON PARK**

This is a report concerning a petition received from Mrs Josephine Hutt on behalf of residents of Division 3 requesting solar lighting for the new playground at Cameron Park.

**RECOMMENDATION**

- A. That the contents of the report be received and noted.
- B. That the request to install solar lighting for the playground located in Cameron Park, Booval is not supported, as it is not a defined embellishment for the desired standards of service for public parks as stipulated in the *Ipswich City Plan 2025*.
- C. That the chief petitioner be advised of the outcome of this report.

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 1 Councillors for assessment against the Capital Investment in Provisional Projects Policy.

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

RECOMMENDATION

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

1. Division 1 – Installation of Dug Outs - Kevin Bull Oval located within the Redbank Plains Recreation Reserve, Redbank Plains - \$89,000
2. Division 1– Installation of Dug Outs – The Peter Phelan Memorial Oval located within the Redbank Plains Recreation Reserve, Redbank Plains - \$136,000.

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

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

RECOMMENDATION

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

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5. IPSWICH CITY PLAN 2025 - S18 AMENDMENT NO.1

The *Ipswich City Plan 2025* commenced on 1 July 2025, replacing the *Ipswich Planning Scheme 2006*. Since commencement, over 400 development applications have been received by Council, including an increasing percentage of Building Works applications for works assessable against the planning scheme. This report is intended to facilitate Council's endorsement to request and make a Section 18 Tailored Amendment as the first operational amendment to the Ipswich City Plan 2025 – Amendment Package 1.

The purpose of Amendment Package 1 is to reduce the number of low-risk building applications triggered, make minor corrections and updates, ensure consistency

with the planning regulations, enhance local heritage conservation, and improve the usability of the new planning scheme. Given the operational nature of the proposed amendment, it is proposed for all changes (major, minor and administrative) to be grouped into one package and to proceed under Section 18 of the *Planning Act 2016*, which includes a streamlined 3-month approval process.

#### RECOMMENDATION

- A. That Council provide notice to the Chief Executive of the Department of State Development, Infrastructure and Planning of the proposed Amendment Package 1 (Attachment 3).
- B. That Council note proposed Amendment Package 1 will proceed to public consultation and State interest review following receipt of the approved notice from the Chief Executive of the Department of State Development, Infrastructure and Planning.
- C. That Council undertake the necessary actions to enable State interest review and public consultation consistent with the approved notice.
- D. That Council authorise the Chief Executive Officer or delegate to incorporate any further administrative amendments required prior to the final adoption of Amendment Package 1.

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#### 6. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 25 September 2025 to 30 October 2025.

#### RECOMMENDATION

That the Exercise of Delegation report for the period 25 September 2025 to 30 October 2025 be received and the contents noted.

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#### 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

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

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#### NOTICES OF MOTION

**MATTERS ARISING**

**QUESTIONS / GENERAL BUSINESS**



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

**14 OCTOBER 2025**

**MINUTES**

**COUNCILLORS' ATTENDANCE:**

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

**COUNCILLOR'S APOLOGIES:**

Nil

**OFFICERS' ATTENDANCE:**

Chief Executive Officer (Sonia Cooper), General Manager Asset and Infrastructure Services (Seren McKenzie), General Manager Planning and Regulatory Services (Brett Davey), General Manager Corporate Services (Matt Smith), General Manager Community, Cultural and Economic Development (Ben Pole), Manager Infrastructure Strategy (Tony Dileo), Infrastructure Strategy and Planning Manager (Mary Torres), Manager, Development Planning (Justin Bougoure), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), 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) delivered the Acknowledgement of Country

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

Nil

**BUSINESS OUTSTANDING**

Nil

**CONFIRMATION OF MINUTES**

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

**RECOMMENDATION**

Moved by Councillor Jim Madden:

Seconded by Councillor Paul Tully:

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

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Augustine

Doyle

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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**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**

Moved by Councillor Andrew Antoniolli:

Seconded by Councillor Marnie Doyle:

**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.**

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Augustine

Doyle

Martin

NEGATIVE

Councillors:

Nil



Madden

The motion was put and carried.

Attachments

1. Updated Officer's Report to include the reason for the cessation of the trial

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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

Moved by Councillor Pye Augustine:

Seconded by Councillor David Martin:

**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.**

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Augustine

Doyle

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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

Moved by Councillor Marnie Doyle:

Seconded by Councillor David Martin:

**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.**

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Augustine

Doyle

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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5. EXERCISE OF DELEGATION REPORT

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

RECOMMENDATION

Moved by Councillor Andrew Antoniolli:

Seconded by Councillor Jim Madden:

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

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Augustine

NEGATIVE

Councillors:

Nil

Doyle  
Martin  
Madden

The motion was put and carried.

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6. PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

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

RECOMMENDATION

Moved by Councillor Andrew Antonioli:

Seconded by Councillor Marnie Doyle:

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

AFFIRMATIVE

Councillors:

Antonioli

Tully

Harding

Jonic

Augustine

Doyle

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

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## **QUESTIONS / GENERAL BUSINESS**

### **7. QUESTION ON NOTICE - THE NEED FOR THE DEVELOPMENT OF A SOCIAL HOUSING POLICY**

Councillor Marnie Doyle raised the following queries as a Question on Notice:

Whilst Council's social housing position or strategy is guided by our Local Housing Action Plan (LHAP), and aims to increase housing diversity, choice, and affordability through collaborative action with state and federal governments, the recent Ipswich City Plan 2025 supports this goal by zoning land for a range of housing types, including opportunities for social and affordable housing in appropriate locations.

*Do we need to go further and develop a specific social housing policy that clearly maps out a pathway for social housing providers?*

We recently approved an initiative in partnership with the Domestic Violence Action Centre and the Federal Government.

*Are there learnings from that project where we can further streamline and expedite the delivery of these projects?*

#### **ACTION**

The General Manager, Planning and Regulatory Services to provide a response to Councillors which addresses the following questions:

*Do we need to go further and develop a specific social housing policy that clearly maps out a pathway for social housing providers?*

*Are there learnings from that project where we can further streamline and expedite the delivery of these projects?*

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## **PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 9.00 am.

The meeting closed at 9.26 am.

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Doc ID No: A12139857

ITEM: 2

SUBJECT: RESPONSE TO PETITION - REQUEST FOR SOLAR LIGHTING AT THE PLAYGROUND  
WITHIN CAMERON PARK

AUTHOR: TEAM LEAD (OPEN SPACE AND FACILITIES)

DATE: 20 OCTOBER 2025

### EXECUTIVE SUMMARY

This is a report concerning a petition received from Mrs Josephine Hutt on behalf of residents of Division 3 requesting solar lighting for the new playground at Cameron Park.

### RECOMMENDATION/S

- A. That the contents of the report be received and noted.
- B. That the request to install solar lighting for the playground located in Cameron Park, Booval is not supported, as it is not a defined embellishment for the desired standards of service for public parks as stipulated in the *Ipswich City Plan 2025*.
- C. That the chief petitioner be advised of the outcome of this report.

### RELATED PARTIES

Not applicable

### IFUTURE THEME

Safe, Inclusive and Creative

### PURPOSE OF REPORT/BACKGROUND

At the Council Ordinary meeting on 30 July 2025, a petition was presented on behalf of Mrs Josephine Hutt and residents of Division 3 requesting solar lighting for the new playground at Cameron Park, Silkstone.

### The Petition

The submitted petition contained 81 signatories. The petition outlined that the local community around Cameron Park, Silkstone are enjoying the upgrades made to the park such as the new children's playground, BBQ's and social spaces. It also indicates that the new facilities and playground equipment are being well used after school and on the weekend. Given this, the petition has requested that Council install solar lighting around the

playground to enable safe play and social use of the facilities into the early evening (until 8pm). A copy of the petition can be found in Attachment 1 of this report.

### **Cameron Park, Booval**

Although the petition has indicated Cameron Park is within the suburb of Silkstone, the entire park is located within the suburb of Booval, located at street address 95A Brisbane Road, Booval.

Within Council's park network, Cameron Park is classified as a *district recreation* park, providing a range of community facilities such as BBQ's, playground, toilets, walking tracks and a monument. Council has recently upgraded the playground, amenities building and installed disability parking. These upgrades have been welcomed and enjoyed by the community.

### **Current service standards for the lighting of Council parks**

Council's current service standards for the lighting of Council parks have traditionally aligned with Council's desired standards of service (DSS) for public parks. Each public park within Ipswich has a prescribed standard facility and embellishment based on a DSS. The planning scheme – *Ipswich City Plan 2025* outlines the type of embellishment made available for each public park classification. Attachment 2 of this report is an extract (Table 6.4.2.3) from the *Ipswich City Plan 2025*, and it provides information on the embellishments. As Cameron Park is a *district recreation* park, this has been highlighted (in Attachment 2) for easy reference of the embellishments typically installed for this level of park. As noted in Attachment 2, lighting of playgrounds is currently not listed as a type of embellishment within the park network. The DSS is used to determine embellishments primarily for public parks delivered through the development process, however for Council projects involving upgrades to existing public parks, the DSS is also used for consistent embellishment application across the City.

The DSS for public parks includes the lighting of carparks, pathways, toilets, shelters and public courts (for example basketball / tennis courts etc). Both the former and current planning scheme exclude numerous park embellishments, including lighting of playgrounds.

### **Review of existing playgrounds in district and citywide recreation parks**

A sample review of existing playground areas in Council's district and citywide level recreation parks has identified that illumination to playgrounds is only made available from surrounding spill lighting. The spill lighting is associated with paths, toilets, shelters and broad flood lighting for security purposes. This level of lighting is not sufficient to support the safe activation of playgrounds.

It is noted that Council has received other requests from the community for the illumination of playgrounds to support late afternoon activation (winter use) and early evening activation in summer, due to daytime heat. These requests relate to playgrounds in neighbourhood, district and citywide recreation parks, and occasionally at sports facilities which include a playground node.

## **LEGAL IMPLICATIONS**

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

## **POLICY IMPLICATIONS**

Currently Council's approach on embellishments for public parks aligns with the DSS within the *Ipswich City Plan 2025* (Attachment 2).

## **RISK MANAGEMENT IMPLICATIONS**

A decision to not light the playground at Cameron Park in accordance with the *Ipswich City Plan 2025* will likely be disappointing to the petitioners and may limit the enjoyment of this playground at certain times of the year.

Proceeding with lighting of the playground would not align with the current *Ipswich City Plan 2025* and may lead to the expectation that other playgrounds across the City also receive lighting. Assessment of each site would need to occur to ensure appropriate lighting including no nuisance spill lighting occurs.

## **FINANCIAL/RESOURCE IMPLICATIONS**

There are no identified financial or resource implications given is not recommended to install solar lighting for the playground.

Additional capital and maintenance costs outside of the 2025/26 budget would be incurred if lighting was approved.

## **COMMUNITY AND OTHER CONSULTATION**

Consultation has been undertaken with the Works and Field Services Branch of the Asset and Infrastructure Services Department in relation to the current application of solar lighting.

## **CONCLUSION**

A petition requesting Council to install solar lighting for the new playground at Cameron Park was presented at Council Ordinary Meeting on 30 July 2025.

The current desired standards of service (DSS) for public parks as stipulated within the *Ipswich City Plan 2025*, does not include lighting of playgrounds as a defined embellishment. As Council utilises the DSS within the *Ipswich City Plan 2025* for any works undertaken for existing public parks (not developer delivered), the installation of lighting regardless of solar or mains powered is not supported.

## HUMAN RIGHTS IMPLICATIONS

| HUMAN RIGHTS IMPACTS                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OTHER DECISION                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                  |
| (a) What is the Act/Decision being made?                                                               | <p>Recommendation B states that the request to install solar lighting for the playground located in Cameron Park, Booval is not supported, as it is not a defined embellishment for the desired standards of service for public parks as stipulated in the <i>Ipswich City Plan 2025</i>.</p> <p>Recommendation C states that the chief petitioner be advised of the outcome of this report.</p> |
| (b) What human rights are affected?                                                                    | Not applicable                                                                                                                                                                                                                                                                                                                                                                                   |
| (c) How are the human rights limited?                                                                  | Not applicable                                                                                                                                                                                                                                                                                                                                                                                   |
| (d) Is there a good reason for limiting the relevant rights?<br>Is the limitation fair and reasonable? | Not applicable                                                                                                                                                                                                                                                                                                                                                                                   |
| (e) Conclusion                                                                                         | The decision is consistent with human rights.                                                                                                                                                                                                                                                                                                                                                    |

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

|    |                                                                                                                                                                                                                |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Council Committee Report and Petition - Request for solar lighting at the playground within Cameron Park <a href="#">↓</a>  |
| 2. | Ipswich City Plan 2025 - Standard facilities and embellishments for public parks <a href="#">↓</a>                          |

Mark Bastin

### TEAM LEAD (OPEN SPACE AND FACILITIES)

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”***

COUNCIL  
MEETING AGENDA

30 JULY  
2025

Doc ID No: A11801121

ITEM: 7.1

SUBJECT: PETITION - SOLAR LIGHTING FOR NEW CAMERON PARK PLAYGROUND

AUTHOR: MEETING COORDINATION MANAGER

DATE: 16 JULY 2025

### EXECUTIVE SUMMARY

This is a petition received from Mrs Josephine Hutt on behalf of residents of Division 3 requesting solar lighting for the new playground at Cameron Park, Silkstone.

### RECOMMENDATION/S

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

### RELATED PARTIES

Not applicable

### IFUTURE THEME

Natural and Sustainable

### PURPOSE OF REPORT/BACKGROUND

### LEGAL IMPLICATIONS

There are no legal implications arising from this report.\*

### POLICY IMPLICATIONS

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

### RISK MANAGEMENT IMPLICATIONS

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

### FINANCIAL/RESOURCE IMPLICATIONS

At this stage there are no financial/resource implications of this report.

COUNCIL  
MEETING AGENDA

30 JULY  
2025

### COMMUNITY AND OTHER CONSULTATION

There has been no community consultation for this petition at this time. Division 3 councillors, Councillors Marnie Doyle and Andrew Antoniolli have to the submission of this petition.

### CONCLUSION

A petition has been received for Council's consideration.

### HUMAN RIGHTS IMPLICATIONS

|                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HUMAN RIGHTS IMPACTS                                                                                                                                                                                                                                           |
| <b>RECEIVE AND NOTE REPORT</b>                                                                                                                                                                                                                                 |
| The Recommendation states that the report be received and referred to the appropriate Council department for investigation. The decision to receive and refer the report does not limit human rights. Therefore, the decision is compatible with human rights. |

### ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

|    |                                                                                                                                                                                                                               |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Petition for Solar Lighting at Cameron Park Silkstone   |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Vicki Lukritz

**MEETING COORDINATION MANAGER**

I concur with the recommendations contained in this report.

Wade Wilson

**MANAGER, EXECUTIVE SERVICES**

I concur with the recommendations contained in this report.

Sonia Cooper

**CHIEF EXECUTIVE OFFICER**

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

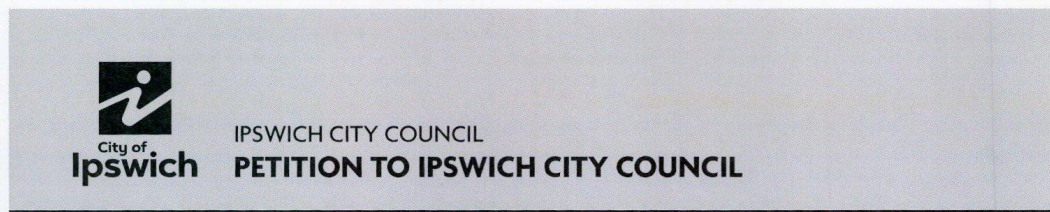
Item 2 / Attachment 1.

COUNCIL  
MEETING AGENDA

30 JULY  
2025

Item 7.1 / Attachment 1.

A11615752



| DETAILS OF THE PRINCIPAL PETITIONER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |                                                                                                                                                                                                                  |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Mrs | Given names                                                                                                                                                                                                      | Josephine                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | Surname                                                                                                                                                                                                          | HUTT                               |
| Postal address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |                                                                                                                                                                                                                  |                                    |
| Suburb                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     | State/Territory                                                                                                                                                                                                  | QLD                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | Postcode                                                                                                                                                                                                         | 4304                               |
| Email address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     | Mobile                                                                                                                                                                                                           |                                    |
| Preferred contact method                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     | <input type="checkbox"/> Phone <input checked="" type="checkbox"/> Email <input type="checkbox"/> Post                                                                                                           |                                    |
| Division/s that relate to this petition:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     | <input type="checkbox"/> Division 1<br><input type="checkbox"/> Division 2<br><input checked="" type="checkbox"/> Division 3<br><input type="checkbox"/> Division 4<br><input type="checkbox"/> Whole of council |                                    |
| PETITION GUIDELINES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |                                                                                                                                                                                                                  |                                    |
| Please ensure your petition complies with the eligibility guidelines outlined in the Meetings Procedure Policy before submission. Petitions shall: <ul style="list-style-type: none"> <li>be in relation to a specific local government matter (ie. a matter of which Ipswich City Council has the power to act) within the City of Ipswich</li> <li>be in legible writing/print or an epetition and contain a minimum of ten names</li> <li>include the name and contact details of the Principal Petitioner (ie. one person who is the organiser and who will act as the key contact for the petition)</li> <li>include the postcode of all petitioners</li> <li>have the details of the specific request / matter appear on each page of the petition.</li> </ul> |     |                                                                                                                                                                                                                  |                                    |
| LODGEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |                                                                                                                                                                                                                  |                                    |
| In person:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     | Post to:                                                                                                                                                                                                         | Email:                             |
| Ground Floor<br>1 Nicholas Street<br>Ipswich QLD 4305                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     | Ipswich City Council<br>PO Box 191<br>IPSWICH QLD 4305                                                                                                                                                           | councilmeetings@ipswich.qld.gov.au |

Ipswich City Council is collecting your personal information for the purpose of fulfilling its functions, responsibilities and activities. Please see council's Privacy Statement and Personal Information Digest for further information about how we manage personal information, to whom personal information could be disclosed and the laws that authorise or require the collection of personal information by the council. Generally, we do not disclose your personal information outside of council unless we are required by law to do so or you have given your consent. By completing and signing this form and returning it to council, we will consider that you have given us your consent to manage your personal information in the manner described in council's Privacy Statement, Information Digest and this collection notice.

Template last reviewed March 2023

PO BOX 191, Ipswich QLD 4305    (07) 3810 6666    council@ipswich.qld.gov.au    ipswich.qld.gov.au

Item 2 / Attachment 1.

COUNCIL  
MEETING AGENDA

30 JULY  
2025

Item 7.1 / Attachment 1.

A11615752

| PETITION DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| Petition Title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Solar Lighting for new Cameron Park Playground |
| Please explain the nature of the matter to be petitioned                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                |
| <p>The local community around Cameron Park, Silkstone love the new childrens playground, BBQ's and social spaces. The new facilities and playground equipment are being well-used after school and at weekends.</p> <p>There is a fitness station in the park also that is lit into the early evening and local families and community would like for the playground to be similarly lit for recreation and safety please.</p> <p>In cooler months when the sun goes down earlier, evening lighting would allow families to spend precious time outdoors, especially during winter when nightly outdoor activities are limited for younger families.</p> |                                                |
| Please explain the action required in response to this matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                |
| <p>Installation of discrete solar lighting in Cameron Park Playground to enable longer use of the play equipment, BBQ's and seating areas, in keeping with existing lighting of the fitness station in same park.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                |



Item 2 / Attachment 1.

COUNCIL  
MEETING AGENDA

30 JULY  
2025

Item 7.1 / Attachment 1.

A11615752

We, the undersigned, hereby respectfully lodge the following petition to Ipswich City Council.

**PETITION REASON AND REQUEST**

The undersigned families and local community members surrounding Cameron Park, Silkstone request solar lighting be installed around the playground to enable safe play and social use of the facilities into the early evening (until 8pm).

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|    | First and Last Name* | Address (postcode mandatory)* | Signature   | Date     |
|----|----------------------|-------------------------------|-------------|----------|
| 1  | Brooke Knight        |                               | [Signature] | 25/5     |
| 2  | Manika Tindale       |                               | [Signature] | 25/4/25  |
| 3  | PETER TINDALE        |                               | [Signature] | 25/4/25  |
| 4  | Tish Joyce           |                               | [Signature] | 25/4/25  |
| 5  | Harry Van Humerik    |                               | [Signature] | 25/4/25  |
| 6  | Annette Van Humerik  |                               | [Signature] | 25/4/25  |
| 7  | Sheena Gouldie       |                               | [Signature] | 25/4/25  |
| 8  | Jess Jones           |                               | [Signature] | 25/4/25  |
| 9  | Brie Andersen        |                               | [Signature] | 25/4/25  |
| 10 | Robyn Pickering      |                               | [Signature] | 25-4-25  |
| 11 | Elisabeth Berglund   |                               | [Signature] | 25/4/25  |
| 12 | Amanda Emme          |                               | [Signature] | 28/4/25  |
| 13 | Ben Wolff            |                               | [Signature] | 28/4/25  |
| 14 | Cate Wolff           |                               | [Signature] | 28/04/25 |
| 15 | Paula Wolff          |                               | [Signature] | 28/04/25 |
| 16 | Luke Michiels        |                               | [Signature] | 28/04/25 |
| 17 | Josh Murphy          |                               | [Signature] | 28/04/25 |
| 18 | Jade Hutt            |                               | [Signature] | 14/5/25  |
| 19 | JASMIN FRASER        |                               | [Signature] | 14/5/25  |
| 20 | Jessie Fraser        |                               | [Signature] | 14/5/25  |
| 21 | CHRIS OSLEY          |                               | [Signature] | 14/5/25  |

\* Mandatory field

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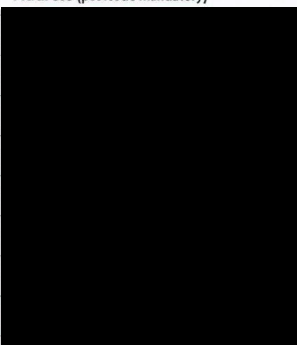
Item 2 / Attachment 1.

COUNCIL  
MEETING AGENDA

30 JULY  
2025

Item 7.1 / Attachment 1.

A11615752

| We, the undersigned, hereby respectfully lodge the following petition to Ipswich City Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                                                                    |                                                                                     |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------|
| <b>PETITION REASON AND REQUEST</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                    |                                                                                     |            |
| The undersigned families and local community members surrounding Cameron Park, Silkstone request solar lighting be installed around the playground to enable safe play and social use of the facilities into the early evening (until 8pm).                                                                                                                                                                                                                                                                                                                                                                                                  |                      |                                                                                    |                                                                                     |            |
| <b>Note:</b> that this is to ensure that the details of the specific request / matter appear on each page of the petition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                                                                                    |                                                                                     |            |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | First and Last Name* | Address (postcode mandatory)*                                                      | Signature                                                                           | Date       |
| 22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Jasmine Baikhan      |  |    | 17/05/2025 |
| 23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Andy Baikhan         |                                                                                    |   | 17/05/2025 |
| 24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ALLEN CARTER         |                                                                                    |  | 17/05/2025 |
| 25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | LUKE MANNING         |                                                                                    |  | 17/05/2025 |
| 26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Cameron Coupe        |                                                                                    |  | 17/5/2025  |
| 27                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Kiona Smith          |                                                                                    |  | 17/5/2025  |
| 28                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Rhiannon Black       |                                                                                    |  | 17/5/2025  |
| 29                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Megan Harris         |                                                                                    |  | 17/5/2025  |
| 30                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                    |                                                                                     |            |
| 31                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                    |                                                                                     |            |
| 32                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                    |                                                                                     |            |
| 33                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                    |                                                                                     |            |
| 34                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                    |                                                                                     |            |
| 35                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                    |                                                                                     |            |
| 36                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                    |                                                                                     |            |
| 37                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                    |                                                                                     |            |
| 38                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                    |                                                                                     |            |
| 39                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                    |                                                                                     |            |
| 40                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                    |                                                                                     |            |
| 41                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                    |                                                                                     |            |
| 42                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                    |                                                                                     |            |

\* Mandatory field

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Item 2 / Attachment 1.

COUNCIL  
MEETING AGENDA

30 JULY  
2025

Item 7.1 / Attachment 1.

A11615752

We, the undersigned, hereby respectfully lodge the following petition to Ipswich City Council.

**PETITION REASON AND REQUEST**

The undersigned families and local community members surrounding Cameron Park, Silkstone request solar lighting be installed around the playground to enable safe play and social use of the facilities into the early evening (until 8pm).

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|    | First and Last Name* | Address (postcode mandatory)* | Signature  | Date       |
|----|----------------------|-------------------------------|------------|------------|
| 43 | KAY DOWD             |                               | KDowd      | 25/4/25    |
| 44 | William Mason        |                               | Wmason     | 25/4/25    |
| 45 | LUKE SMITH           |                               | LSmith     | 25/4/25    |
| 46 | Dominic Brash        |                               | DBrash     | 25/4/25    |
| 47 | Dylan Prinsloo       |                               | DPrinsloo  | 25/4/25    |
| 48 | LUKE GIFFORD         |                               | LGifford   | 25/4/25    |
| 49 | MATSON PATERSON      |                               | MPaterSON  | 25/4/25    |
| 50 | KYLE PATERSON        |                               | KPaterSON  | 25/4/25    |
| 51 | Jacob Page           |                               | JPage      | 5/4/25     |
| 52 | Camille Page         |                               | CPage      | 5/4/25     |
| 53 | Danielle Farwan      |                               | DFarwan    | 5/4/25     |
| 54 | Kate Kelliner        |                               | KKelliner  | 4/5/25     |
| 55 | Andrea Hogg          |                               | AHogg      | 4/5/25     |
| 56 | Kelsey Ric-Hansen    |                               | KRHansen   | 4/5/25     |
| 57 | Taila Maclean        |                               | TMaclean   | 10/05/25   |
| 58 | Anthony Robertson    |                               | ARobertson | 10/05/2025 |
| 59 | Samatha Birch        |                               | SBirch     | 10/05/2025 |
| 60 | Cian Maclean         |                               | CMaclean   | 10/5/25    |
| 61 | Damian Burbidge      |                               | DBurbidge  | 10/5/25    |
| 62 | Emm - Burbidge       |                               | EBurbidge  | 10/5/25    |
| 63 | Bek Clark            |                               | BClark     | 10/5/25    |

\* Mandatory field

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A11615752

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                             |                                      |                  |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------------------|------------------|-------------|
| We, the undersigned, hereby respectfully lodge the following petition to Ipswich City Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             |                                      |                  |             |
| <b>PETITION REASON AND REQUEST</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| The undersigned families and local community members surrounding Cameron Park, Silkstone request solar lighting be installed around the playground to enable safe play and social use of the facilities into the early evening (until 8pm).                                                                                                                                                                                                                                                                                                                                                                                                  |                             |                                      |                  |             |
| <b>Note:</b> that this is to ensure that the details of the specific request / matter appear on each page of the petition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                             |                                      |                  |             |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>First and Last Name*</b> | <b>Address (postcode mandatory)*</b> | <b>Signature</b> | <b>Date</b> |
| 64                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 65                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 66                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 67                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 68                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 69                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 70                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 71                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 72                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 73                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 74                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 75                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 76                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 77                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 78                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 79                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 80                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 81                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 82                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 83                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |
| 84                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                      |                  |             |

\* Mandatory field

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|    | First and Last Name* | Address (postcode mandatory)* | Signature   | Date      |
|----|----------------------|-------------------------------|-------------|-----------|
| 1  | David Knight         |                               | D. Knight   | 25/4/25   |
| 2  | Monique Zomer        |                               | M. Zomer    | 25/4/25   |
| 3  | Colin Tucker         |                               | C. Tucker   | 25/4/25   |
| 4  | Beth Tucker          |                               | B. Tucker   | 25/4/25   |
| 5  | KATHARINE WILSON     |                               | K. Wilson   | 25/4/25   |
| 6  | Courtney McCarthy    |                               | C. McCarthy | 25/4/25   |
| 7  | Kathleen Jayaram     |                               | K. Jayaram  | 25/4/25   |
| 8  | Matt Wood            |                               | M. Wood     | 25/4/25   |
| 9  | Clark Wren           |                               | C. Wren     | 25/4/25   |
| 10 | Emma Wood            |                               | E. Wood     | 25/4/25   |
| 11 | Jennifer Shea        |                               | J. Shea     | 26.04.25  |
| 12 | Kim Prince           |                               | K. Prince   | 25/4/25   |
| 13 | Brad Burwell         |                               | B. Burwell  | 25/4/25   |
| 14 | Crystal Goodacre     |                               | C. Goodacre | 25/4/25   |
| 15 | Doug Ellis           |                               | D. Ellis    | 25/4/25   |
| 16 | Aue Ellis            |                               | A. Ellis    | 25/4/25   |
| 17 | Judy Speter          |                               | J. Speter   | 25/4/2025 |
| 18 | Maile Navarro        |                               | M. Navarro  | 25.4.2025 |
| 19 | Linda Johns          |                               | L. Johns    | 25.4.2025 |
| 20 | Stephen Perry        |                               | S. Perry    | 25.4.2025 |
| 21 | Cathrine Johns       |                               | C. Johns    | 25.4.2025 |

\* Mandatory field

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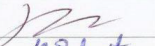
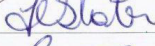
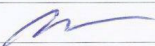
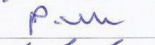
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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------|
| <b>PETITION REASON AND REQUEST</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                                                                                    |                                                                                      |          |
| The undersigned families and local community members surrounding Cameron Park, Silkstone request solar lighting be installed around the playground to enable safe play and social use of the facilities into the early evening (until 8pm).                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                    |                                                                                      |          |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | First and Last Name* | Address (postcode mandatory)*                                                      | Signature                                                                            | Date     |
| 22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Juliane Viljoen      |  |    | 25/04/25 |
| 23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Tania Slater         |                                                                                    |   | 10/4/25. |
| 24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ACEB Cokorako        |                                                                                    |  | 10/5/25  |
| 25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Victoria Curcuma     |                                                                                    |  | 10/5/25  |
| 26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | K. Higgins           |                                                                                    |  | 10/5/25  |
| 27                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | R. Higgins           |                                                                                    |  | 10/5/25  |
| 28                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | S. Coats             |                                                                                    |  | 10/5/25  |
| 29                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | S. Macen             |                                                                                    |  | 10/5/25  |
| 30                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | DALA-OUTMAN          |                                                                                    |  | 10.5.25  |
| 31                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | P. Warr              |                                                                                    |  | 10.5.25  |
| 32                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | BRIAN ROBINSON       |                                                                                    |  | 10-5-25  |
| 33                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                                                                                    |                                                                                      |          |
| 34                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                                                                                    |                                                                                      |          |
| 35                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                                                                                    |                                                                                      |          |
| 36                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                                                                                    |                                                                                      |          |
| 37                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                                                                                    |                                                                                      |          |
| 38                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                                                                                    |                                                                                      |          |
| 39                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                                                                                    |                                                                                      |          |
| 40                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                                                                                    |                                                                                      |          |
| 41                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                                                                                    |                                                                                      |          |
| 42                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                                                                                    |                                                                                      |          |

\* Mandatory field

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## ATTACHMENT 2

### 6.4.2.3 – Standard facilities and embellishments for public parks

| Column 1<br>Embellishment type                                  | Column 2<br>Recreation parks |            |               |              | Column 3<br>Sport parks |            | Column 4<br>Linear |
|-----------------------------------------------------------------|------------------------------|------------|---------------|--------------|-------------------------|------------|--------------------|
|                                                                 | Citywide                     | District   | Neighbourhood | Natural area | Regional                | Citywide   | Citywide           |
|                                                                 |                              |            |               |              |                         |            |                    |
| Activity areas (playgrounds, soft fall, safety fencing)         | ✓                            | ✓          | ✓             | ✓            | ✓                       | ✓          |                    |
| Basic spectator seating                                         |                              |            |               |              | ✓                       | ✓          |                    |
| BBQ                                                             | ✓                            | ✓          |               |              |                         |            |                    |
| Bin                                                             | ✓                            | ✓          | ✓             | ✓            | ✓                       | ✓          |                    |
| BMX or pump track facility                                      | See note 3                   | See note 3 | See note 3    | See note 3   |                         |            |                    |
| Cafes / kiosks / restaurants <sup>4</sup>                       | ✓                            |            |               |              | ✓                       | ✓          |                    |
| Carpark lighting                                                | ✓                            | ✓          |               |              | ✓                       | ✓          |                    |
| Ceremonial / performance / event place <sup>5</sup>             | ✓                            |            |               |              |                         |            |                    |
| Concessionary hardstand areas                                   | ✓                            | ✓          |               |              | ✓                       | ✓          |                    |
| Covered seating and / or seating with table                     | ✓                            | ✓          | ✓             | ✓            | ✓                       | ✓          |                    |
| Dog off-leash areas (DOLA) <sup>4</sup>                         | ✓                            | ✓          | ✓             |              | ✓                       | ✓          |                    |
| Fencing / bollards                                              | ✓                            | ✓          | ✓             | ✓            | ✓                       | ✓          | ✓                  |
| General lighting to pathways and shelters etc.                  | ✓                            | ✓          |               |              | ✓                       | ✓          |                    |
| Internal access roads                                           | ✓                            | ✓          |               | ✓            | ✓                       | ✓          |                    |
| Kick-a-bout areas                                               | ✓                            | ✓          | ✓             | ✓            |                         |            |                    |
| Landscaping and turfing                                         | ✓                            | ✓          | ✓             | ✓            | ✓                       | ✓          | ✓                  |
| Multi-functional recreation courts (e.g. basketball half-court) | ✓                            | ✓          | ✓             |              | ✓                       | ✓          |                    |
| Netted double practice wicket                                   |                              |            |               |              | ✓                       | ✓          |                    |
| Ovals / fields (including turf, irrigation, posts, nets)        |                              |            |               |              | ✓                       | ✓          |                    |
| Parking                                                         | ✓                            | ✓          |               | ✓            | ✓                       | ✓          |                    |
| Paths (pedestrian / cycle)                                      | ✓                            | ✓          | ✓             | ✓            | ✓                       | ✓          | ✓                  |
| Planting irrigation                                             | ✓                            | ✓          |               |              |                         |            |                    |
| Provision of services                                           | ✓                            | ✓          | ✓             | ✓            | ✓                       | ✓          | See note 2         |
| Seating                                                         | ✓                            | ✓          | ✓             | ✓            | ✓                       | ✓          | ✓                  |
| Signage                                                         | ✓                            | ✓          | ✓             | ✓            | ✓                       | ✓          | ✓                  |
| Sports competition courts                                       |                              |            |               |              | See note 1              | See note 1 |                    |

|                                                     |   |   |   |   |   |   |   |
|-----------------------------------------------------|---|---|---|---|---|---|---|
| Sports field lighting                               |   |   |   |   | ✓ | ✓ |   |
| Sports park amenity building (change room, storage) |   |   |   |   | ✓ | ✓ |   |
| Sports shade structures                             |   |   |   |   | ✓ | ✓ |   |
| Tap / bubbler                                       | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |   |
| Toilets                                             | ✓ | ✓ |   |   | ✓ | ✓ |   |
| Turf irrigation                                     | ✓ | ✓ |   |   | ✓ | ✓ |   |
| Uncovered seating and / or seating with table       | ✓ | ✓ | ✓ | ✓ |   |   | ✓ |
| Water features / play <sup>5</sup>                  | ✓ |   |   |   |   |   |   |
| Wi-Fi facilities                                    | ✓ |   |   |   | ✓ | ✓ |   |

- Notes:
- 1. Land area for future facilities, courts (indoor or outdoor) is included in the land area of the park. This land area is included in trunk land provisions. Construction of courts in not included in construction costs.
  - 2. Only service connection to park extents is required at time of development. Drinking fountain installation is by Council subject to demonstrated need or demand in future.
  - 3. Construction of BMX or pump track may be considered at these park types subject to master planning and engagement processes. Costs are not included in park construction costs.
  - 4. Potentially supported, but not essential in initial development stages. This is a non-trunk item and not included in park costs for this park. Land area for DOLA is not to be included in the total minimum park area calculations.
  - 5. Site-specific on merit. Context and socio-demographic needs will be considered along with prescribed embellishment if required. This is a non-trunk item and not included in park costs.

Doc ID No: A12133308

ITEM: 3

SUBJECT: PROVISIONAL PROJECTS APPROVAL

AUTHOR: INFRASTRUCTURE STRATEGY AND PLANNING MANAGER

DATE: 16 OCTOBER 2025

### **EXECUTIVE SUMMARY**

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

The projects have been suggested by the Division 1 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/S**

**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 1 – Installation of Dug Outs - Kevin Bull Oval located within the Redbank Plains Recreation Reserve, Redbank Plains - \$89,000**
- 2. Division 1– Installation of Dug Outs – The Peter Phelan Memorial Oval located within the Redbank Plains Recreation Reserve, Redbank Plains - \$136,000**

### **RELATED PARTIES**

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

### **IFUTURE THEME**

Vibrant and Growing

### **PURPOSE OF REPORT/BACKGROUND**

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

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

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

**Table 1 – Proposed Provisional Projects**

| Division | Project                                                                                                                        | Order of Cost |
|----------|--------------------------------------------------------------------------------------------------------------------------------|---------------|
| 1        | Installation of Dug outs – Kevin Bull Oval located within the Redbank Plains Recreations Reserve, Redbank Plains               | \$89,000      |
| 1        | Installation of Dug outs – The Peter Phelan Memorial Oval located within the Redbank Plains Recreation Reserve, Redbank Plains | \$136,000     |

#### **LEGAL IMPLICATIONS**

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

#### **POLICY IMPLICATIONS**

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

#### **RISK MANAGEMENT IMPLICATIONS**

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

#### **FINANCIAL/RESOURCE IMPLICATIONS**

The Council has committed to Provisional Projects in the 2025-2026 budget. The Capital Investment in Provisional Projects Policy allows for carry over of unspent funding into the following financial year. There is adequate funding from 2024-2025 carry over (to occur as part of the budget amendment) along with the 2025-2026 budget for the proposed projects to proceed.

#### **COMMUNITY AND OTHER CONSULTATION**

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

#### **CONCLUSION**

The Asset and Infrastructure Services Department has assessed the proposed Provisional Projects. This assessment concluded that the projects outlined in this report are in

accordance with the Provisional Projects Policy and may be progressed to construction should Council determine to proceed with them.

## HUMAN RIGHTS IMPLICATIONS

| HUMAN RIGHTS IMPACTS                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OTHER DECISION                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                   |
| (a) What is the Act/Decision being made?                                                               | Recommendation A states that Council consider the installation of dug outs – Kevin Bull Oval located within the Redbank Plains Recreation Reserve, Redbank Plains - \$89,000<br>Recommendation A also states that Council consider the installation of dug outs – The Peter Phelan Memorial Oval located within the Redbank Plains Recreation Reserve, Redbank Plains - \$136,000 |
| (b) What human rights are affected?                                                                    | Nil                                                                                                                                                                                                                                                                                                                                                                               |
| (c) How are the human rights limited?                                                                  | Nil                                                                                                                                                                                                                                                                                                                                                                               |
| (d) Is there a good reason for limiting the relevant rights?<br>Is the limitation fair and reasonable? | Not applicable                                                                                                                                                                                                                                                                                                                                                                    |
| (e) Conclusion                                                                                         | The decision is consistent with human rights.                                                                                                                                                                                                                                                                                                                                     |

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

|    |                                                                                                                                                  |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Division 1 - Proposed Provisional Projects <a href="#">↓</a>  |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------|

Mary Torres

**INFRASTRUCTURE STRATEGY AND PLANNING MANAGER**

I concur with the recommendations contained in this report.

Tony Dileo

**MANAGER, INFRASTRUCTURE STRATEGY**

I concur with the recommendations contained in this report.

Seren McKenzie

**GENERAL MANAGER (ASSET AND INFRASTRUCTURE SERVICES)**



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

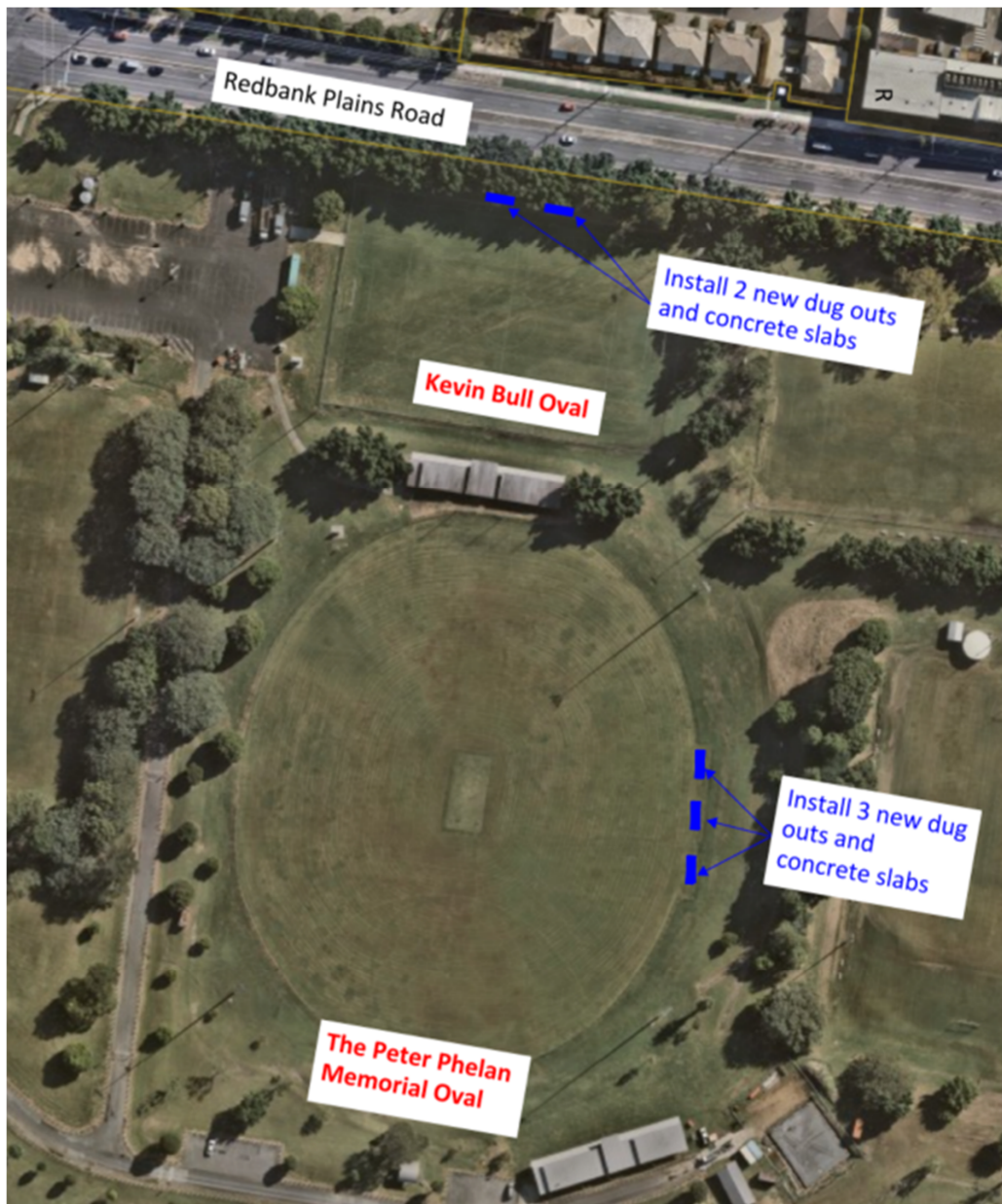
### **Division 1 – Proposed Provisional Projects**

#### **Installation of Dug Outs at Redbank Recreation Reserve, Redbank Plains**

##### **Proposal**

User groups of the Kevin Bull Oval and The Peter Phelan Memorial Oval within Redbank Plains Recreation Reserve, Redbank Plains have raised concerns regarding the lack of appropriate dug outs (shelters) for players when they use the fields. It is therefore proposed to install new dug outs for the user groups to improve the comfort and amenity for players and users of these two fields. The scope of works includes the installation of appropriate sized concrete slabs with the associated dug outs. There are two dug outs proposed for Kevin Bull Oval, and three dug outs proposed for The Peter Phelan Memorial Oval.

A locality map and proposed location of the dug out for the two different fields are as shown below:



**1. Installation of Dug Outs at Kevin Bull Oval located within the Redbank Plains Recreation Reserve**

**Order of Cost** – Project is in the order of \$89,000

**2. Installation of Dug Outs at The Peter Phelan Memorial Oval within the Redbank Plains Recreation Reserve**

**Order of Costs** – Project is in the order of \$136,000

Doc ID No: A12165181

ITEM: 4

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

AUTHOR: PRINCIPAL OFFICER (PROGRAM MANAGEMENT)

DATE: 27 OCTOBER 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 September 2025.

### **RECOMMENDATION/S**

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

### **RELATED PARTIES**

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

### **IFUTURE THEME**

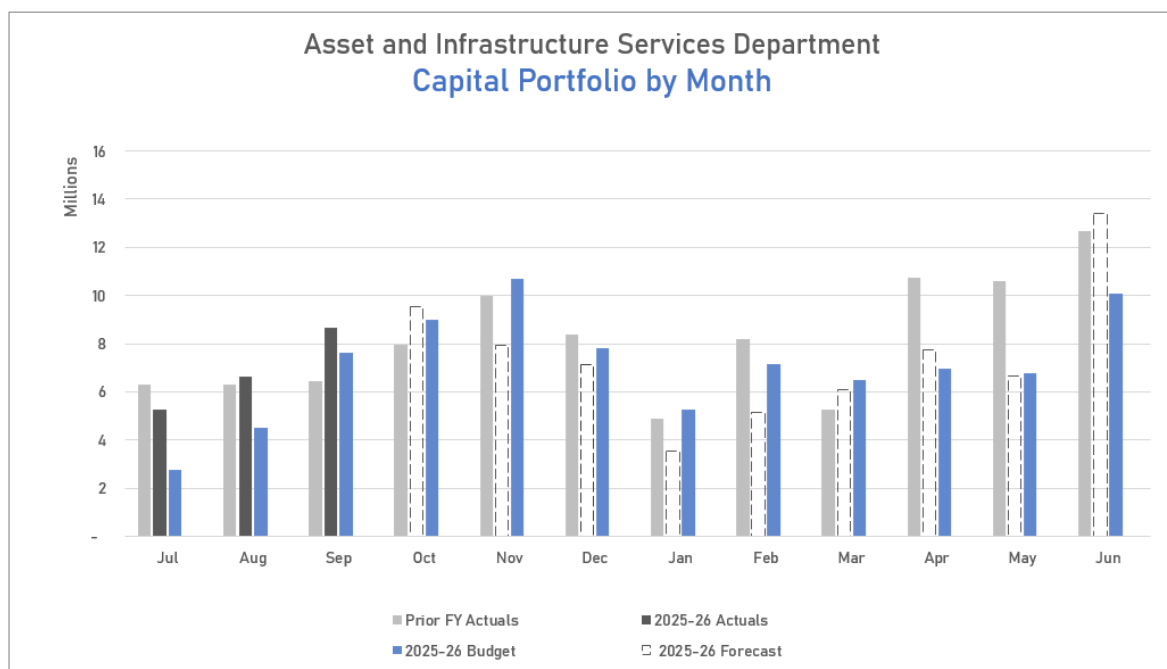
Vibrant and Growing

### **PURPOSE OF REPORT/BACKGROUND**

The Asset and Infrastructure Services Department's Capital Works Program achieved a monthly expenditure of \$8.65 million for the month of September, against an adopted baseline budget of \$7.64 million, resulting in a positive variance of \$1.01 million.

The year-to-date expenditure sits at \$20.54 million against an adopted budget for the financial year of \$85.14 million, leaving a remaining budget of \$64.60 million.

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



| AIS Deliverable (September 2025) |                  |                  |                             |                  |                               |
|----------------------------------|------------------|------------------|-----------------------------|------------------|-------------------------------|
| Capital Program                  | MTD              |                  |                             |                  |                               |
|                                  | Actuals          | Budget           | Variance (Budget - Actuals) | Forecast         | Variance (Forecast - Actuals) |
|                                  | \$               | \$               | \$                          | \$               | \$                            |
| Asset Rehabilitation             | 5,074,659        | 3,674,409        | (1,400,250)                 | 4,117,802        | (956,857)                     |
| Local Amenity                    | 104,608          | 130,708          | 26,100                      | 182,708          | 78,100                        |
| Flood Mitigation and Drainage    | 374,251          | 121,532          | (252,719)                   | 400,789          | 26,538                        |
| Parks and Recreation             | 17,353           | 280,000          | 262,647                     | 10,000           | (7,353)                       |
| Parks Sport and Environment      | 2,449            | -                | (2,449)                     | 15,000           | 12,551                        |
| Transport And Traffic            | 2,875,394        | 2,207,877        | (667,517)                   | 2,333,689        | (541,705)                     |
| Project Overheads                | 71,993           | -                | (71,993)                    | -                | (71,993)                      |
| <b>Infrastructure Program</b>    | <b>8,520,708</b> | <b>6,414,526</b> | <b>(2,106,182)</b>          | <b>7,059,988</b> | <b>(1,460,720)</b>            |
| Fleet                            | 121,420          | 1,019,870        | 898,450                     | 384,870          | 263,450                       |
| Other                            | 8,492            | 206,000          | 197,508                     | 106,000          | 97,508                        |
| <b>Capital Works Program</b>     | <b>8,650,620</b> | <b>7,640,396</b> | <b>(1,010,224)</b>          | <b>7,550,858</b> | <b>(1,099,762)</b>            |

**Asset Rehabilitation** overall, achieved an actual spend of \$5.07 million for the month of September.

Bridge replacement works at Purga School Road have progressed this month, with the appointed contractor now mobilised on site and undertaking piling activities. Clearance requirements for the Energex overhead powerlines were resolved during the month, allowing piling to proceed as planned. Detour signage remains in place to support the necessary traffic management measures for the duration of the works. For September, the project recorded an expenditure of \$160,186 against a baseline forecast of \$775,492. The current schedule anticipates works continuing through to March 2026.

Sealed road rehabilitation works on Adelong Avenue, Thagoona are progressing well with the reshaping of the table drains and installation of the concrete spoon drain currently underway. The pavement rehabilitation component of the project is currently underway and is scheduled for completion by mid-November, weather permitting. Monthly expenditure for the project was in the order of \$4,744 against a baseline budget of \$258,330 due to the correction of previous accruals.

The Gravel Re-Sheeting Program has now refocused on its core objective of delivering capital re-sheeting works, following a period of flood recovery activities. During the latest reporting period for September, the program recorded monthly expenditure of \$317,395, against an adopted baseline budget of \$50,000.

Progress continues on the staged drainage mitigation strategy at Champions Way, Willowbank. In September, construction activities for Stage one advanced, with the first half of the culvert crossing successfully installed and associated stone pitching works completed. Following this, a traffic switch has been implemented to facilitate excavation of the upstream culvert section, with the base slab now having been poured. This stage remains on track for completion by late December 2025. Design work for the remaining two stages has now been finalised. Total expenditure across all stages for September was \$443,136, reflecting continued progress in both construction and design activities for this emergent drainage project.

Reconstruction works on Dowden Street, Goodna continued throughout September, with kerb installation of section two completed and final gravel layers placed in preparation for surfacing activities. Subject to favourable weather conditions, the project is on track for completion by the end of October. The project recorded an expenditure of \$449,658 during September, against a baseline budget of \$200,00 due to current phasing and delivery progress.

Pavement rehabilitation and kerb and channel work on Cross Street, Raceview have now been completed, with the project having been handed over to Councils maintenance team. For the month, the project recorded expenditure of \$274,640 against a baseline budget of \$120,000.

Preparations are underway for pavement reconstruction works on Enterprise Street, Wulkuraka, with construction scheduled to commence in late October and expected to be completed by mid-November, weather permitting. The project will be delivered by Council's internal construction team. As the project is currently in the preparatory phase, expenditure to date has been minimal, with \$4,890 spent against the approved baseline budget of \$112,000.

Procurement of a suitable contractor for the footbridge replacement at Shanahan Parade has now been finalised, with works scheduled to commence in late September. As a result of the current phasing the project incurred a Nil spend against an approved monthly baseline budget of \$142,587.

Works associated with the lighting upgrades at Blue Gum Reserve are currently underway, with delivery of materials having now been delivered to site. The project incurred a spend of \$111,454 against a nil budget for the month of September as a result of the phasing of works.

The grant-funded works for East Ipswich Drainage Stage 1 progressed well throughout September. With civils works now generally considered complete, on-site activities have transitioned to the finishing touches including site cleanup and landscaping. The project recorded an expenditure of \$391,349, against a nil budget allocation for September.

Favourable weather conditions throughout the month supported good progress across the road resurfacing program. By mid-September, resurfacing works in Area 6 were nearing completion, with a substantial portion of Area 7 also finalised. The program is now scheduled to continue through Areas 1, 2, and 9 during the coming months. Monthly expenditure in Area 6 totalled \$1.08 million, compared to the approved budget of \$570,000. Area 7 recorded expenditure of \$684,738 against a budget of \$6,000, while Area 9 incurred costs of \$12,123 against a budget of \$650,000. These variances are attributable to the current phasing of works and reflect the timing of delivery across the respective areas.

Pre-construction activities for the Woodend Catchment Stage 1 Drainage Works are progressing, including the revalidation of environmental and service approvals. To mitigate potential delays caused by extended material lead times, essential drainage pipes have been procured in advance. Due to the current sequencing of activities, the project recorded accruals totalling \$161,193 in September, against a nil budget for the month.

Site works have commenced for the Hazelwood Park footpath upgrade in Flinders View, with some initial demolition works having now been completed. Project commencement was delayed to align with availability of the kerb and channel crew that have been redeployed to assist with delivery of the Municipal C program of works. The project aims to deliver a new DDA-compliant footpath for community use, replacing the existing path which has been assessed as being in poor condition. As of September, the project has incurred an expenditure of \$29,432 against an approved budget of \$200,000.

**Local Amenity** had an actual expenditure of \$104,608 for the month.

**Transport and Traffic** had an actual expenditure of \$2.88 million for the month of September.

Favourable weather conditions have supported good progress on the remaining stage of Springfield Parkway (Stage 2). With the sewer crossing and associated service relocations recently completed, stormwater drainage installation is now well underway. Significant cost savings have been achieved by utilising in-situ material in non-structural zones, which has helped reduce overall expenditure and shorten the program timeline. From a financial perspective, this stage of works recorded a spend of \$1.11 million in September, exceeding the phased budget of \$962,298.

In September, the Signs and Lines Program, primarily a reactive initiative that varies monthly based on incoming requests recorded an expenditure of \$47,373 against a baseline of \$150,000.

Construction activities for the Ripley Road and Reif Street intersection upgrade are currently underway. The relocation of Telstra infrastructure is in progress and is expected to be completed by December. Council has appointed a contractor to deliver the civil works, which will commence immediately following the completion of the telecommunications relocation.

Expenditure across the month of September was \$544,863 against a budget allocation of \$143,750.

**Parks and Recreation** overall achieved an actual spend of \$17k.

**Parks Sports and Environment** overall achieved a spend of \$2,450.

**Flood Mitigation and Drainage** overall, achieved an actual spend of \$374,251 for the month of September.

Drainage works associated with 4 Glode Avenue have commenced with the appointed contractor having mobilised on site and undertaken preliminary clearing and trenching for the required drainage installation. Works are currently programmed to be completed by early November, dependant on weather. The project incurred a spend of \$368,132 against a baseline budget for the month of September of \$106,532.

**Fleet** experienced a \$121,420 spend for the month.

The Truck Replacement Program recorded \$80,795 expenditure in September, against an approved budget of \$255,000 related to final receipts for trucks partially accrued on 30th June. The annual budget which is to cover the purchase and delivery of tippers, crane trucks, and asphalt trucks has experienced delays due to ongoing supplier engagement. As a result, initial spending and vehicle deliveries are now expected to occur later in the year, likely around December.

In September, the Major Plant Acquisitions Program recorded no expenditure against the monthly budget of \$635,000. Equipment originally scheduled for delivery during this period continues to be delayed due to supplier availability. Program spending remains to be affected by the late arrival of tractors and mowers, which were initially forecast for the 2024–25 financial year.

## **Summary**

The Capital Works program of the Asset and Infrastructure Services department continued the financial year on a positive note, three consecutive months achieving results that were higher than expectations. For the month, the department reported a total expenditure of \$8.65 million, against an adopted baseline budget of \$7.64 million.

The reported positive variance is primarily driven by emergent works, increased contract costs and accelerated progress across several key infrastructure projects. Notable contributors include the delivery of the Ripley and Reif Street intersection upgrade, pavement rehabilitation at Dowden and Cross Streets, drainage improvements at Champions Way, and solid advancement across a range of other initiatives.

Looking ahead, the department is well positioned for the remainder of the financial year. Achievements to date demonstrate strong momentum, and current performance indicators suggest a positive outlook for the coming months—reinforcing confidence in meeting year-end financial targets.



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

The ongoing good weather has allowed positive momentum to continue across Stage 2 of the Project, and the program remains on track. Recent night works and closures went well with minimal disruption or complaints.

### **Stage 2 overview:**

- Despite some construction challenges the earthworks above the RE (Reinforced Earth) Wall is complete with proof rolling showing no deflection.
- The homogenisation and selected placement of site material into structure and non-structural zones will minimise subgrade treatments and shorten the Civil package duration and has the potential to save the Project up to \$600,000.
- Reinstatement of the area below the RE Wall is complete with an excellent habitat area created.
- Rock continues to be encountered in a number of areas, and this will be used in a major scour below one of the stormwater outlets and will save up to \$100,000 in disposal and import costs.
- The additional Energex conducting was completed in the month, allowing for the first Energex cutover to be made.
- The other communication cutovers were completed with the exception of Optus which has been delayed due to the 000 embargo.
- Despite the Optus delay the initial retaining wall excavation was started and still on track to complete the retaining wall at College Road roundabout to enable the gas relocation to occur in January/February.
- Replacement of the collapsed sewer crossing went well with only 4 nights of road closure required with all UU trial shuts now completed successfully, and the first water main replacement is about to start.
- Negotiations with UU for an alternative design to avoid a resumption of Church land remain positive and this will 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 including:
  - Advancing rehabilitation works from Topaz Road to Logan Road, as only FBS and pavement reconstruction works are required in this area.
  - Complete the new mediums and lighting works earlier to allow for rehabilitation of the existing lanes from Hymba Yumba to Topaz Road.
  - Extension of the Nev Smith Drive Hard Stand to avoid disposing of spoil off site which could save up to \$500,000

### **Health, Safety and Environment**

- There have been no significant environmental or safety incidents to report and the weekly inspections reports reflect that the focus continues to remain high.

### **Stakeholder Engagement**

- Minimal complaints have been received during night works and other operations, demonstrating the effectiveness of current stakeholder engagement efforts.

**Financial and Program (excludes relocation Costs from Utilities)**

- The project budget is currently tracking well against the forecast. However, several work items are progressing ahead of schedule, resulting in some project components occurring earlier than initially planned. As a consequence, portions of the budget previously considered for deferral to FY 2026–27 may need to be reallocated to the current financial year.
- This adjustment will be reflected in upcoming forecasts and is expected to contribute to an earlier overall project completion. An accelerated timeline will help reduce time-related costs and mitigate the risk of future cost escalations.

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

| Milestone            | September Actuals | Actuals Year to date | Target for 25/26 |
|----------------------|-------------------|----------------------|------------------|
| Practical Completion | 3                 | 5                    | 69               |

As at end of September, 5 projects have reached practical completion from a total of 69 projects that are scheduled for delivery this FY.

**Current status of Construction projects for 2025-2026 FY**

| Current Status of Projects | Count of Projects |
|----------------------------|-------------------|
| Brief Development          | 2                 |
| Concept Design             | 0                 |
| Detail Design              | 4                 |
| Handed Over for Execution  | 48                |
| Construction in Progress   | 10                |
| Practically Complete       | 5                 |

The data shown above for status of projects scheduled for delivery in the 2025-2026 FY.

**Local Amenity - Provisional Projects**

For the month September reporting period, one new project was identified within the Provisional Projects budget allocation; being Sarah Drive Park BMX Upgrade.

| PROVISIONAL PROJECTS                                                                |                      |             |                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------|----------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name                                                                        | Allocation Requested | Actual Cost | Project Status                                                                                                                                                                                                                  |
| <b>2024-25FY</b>                                                                    |                      |             |                                                                                                                                                                                                                                 |
| Jim Finimore Park - Installation of Bollards, slip rail and additional lighting     | \$48,000             | \$49,188    | <b>2024-25FY</b> - 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    | <b>2024-25FY</b> - The project is considered complete.                                                                                                                                                                          |
| Collingwood Drive, Collingwood Park - Electronic solar powered speed awareness sign | \$15,000             | \$13,456    | <b>2024-25FY</b> - Installation was completed in June 2025. The Project is now considered complete.                                                                                                                             |
| Ferrett Street, Sadliers Crossing – Pedestrian Improvements                         | \$26,000             | \$23,125    | <b>2024-25FY</b> - The project is considered complete.                                                                                                                                                                          |
| Evan Marginson Park – Shade Tree                                                    | \$10,000             | ongoing     | <b>2024-25FY</b> – Works have been completed. Project is awaiting final accruals to close out financial cost. Additional labour and machinery costs associated with extent of root barrier protection requirements anticipated. |
| Langley Park - Beautification and safety upgrades.                                  | \$45,000             | ongoing     | <b>2024-25FY</b> - Construction of this project is scheduled to commence in early October 2025.                                                                                                                                 |
| Robelle Domain Rotary Peace Pole 25                                                 | \$6,292              | ongoing     | <b>2024-25FY</b> – Works have been completed. Project is awaiting final accruals to close out financial cost.                                                                                                                   |
|                                                                                     |                      |             | <b>Budget Allocation 24-25FY \$530k</b>                                                                                                                                                                                         |
| <b>2025-26FY</b>                                                                    |                      |             |                                                                                                                                                                                                                                 |
| Aurthur Summervilles Rd Speed Awareness Sign                                        | \$20,000             | ongoing     | <b>2025-26FY</b> – Investigation activities currently underway                                                                                                                                                                  |
| Diamantina Blvd, Brassall Speed Awareness Sign                                      | \$20,000             | ongoing     | <b>2025-26FY</b> – Investigation activities currently underway                                                                                                                                                                  |
| Sarah Drive Park BMX Upgrade 25                                                     | \$20,000             | ongoing     | <b>2025-26FY</b> – Investigation activities currently underway                                                                                                                                                                  |
|                                                                                     |                      |             | <b>Budget Allocation 25-26FY \$530k</b>                                                                                                                                                                                         |

**Note:** - Additional projects may have been endorsed during the month of September 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. Projects completed prior to July 2025 have been finalised and removed from the reporting table. The remaining 2024-2025FY budget reflects these completed tasks.

The remaining 2024–2025 budget allocation as of 30 June 2025 is expected to be carried over as part of the upcoming budget amendment. Upon adoption of the amendment, the remaining 2024–2025 funds will be drawn down first, followed by the 2025–2026 budget allocation. Until such time, all new projects will be drawn down from the 2025-2026 budget allocation, temporarily.

**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 /<br>(Completed cost) | Required Project Completion Date /<br>Agreement End Date | Project Status                                                                                                  |
|-----------------------------------------------------------------------|----------------|----------------------------------------|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Ipswich Bus Service Growth Infrastructure Improvements Program</b> |                |                                        |                                                          |                                                                                                                 |
| 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                                                                                                     |
| Ipswich Bus Service Growth Infrastructure Improvements - Package E    | \$515,000      | \$515,000                              | 31/03/2026                                               | Waiting on agreement signing                                                                                    |
| <b>Springfield Greenbank Arterial Rd Funding Deed</b>                 |                |                                        |                                                          |                                                                                                                 |
| Springfield Greenbank Arterial Bus Stop                               | \$65,000       | \$65,000                               | 30/06/2025                                               | Completed                                                                                                       |
| <b>(Cycle Network Local Government Grants Program (CNLGGP))</b>       | 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 |
| <b>TIDS (Transport Infrastructure Development Scheme)</b>             | 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                                                                                                     |
| <b>R2R (Roads to Recovery)</b>                                        | 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                                                                                                             |
| <b>Southeast Queensland Community Stimulus Package (SEQCSP)</b>       | 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                                                                                                     |
| <b>Bridges Renewal Program 2022-2024</b>                              | Federal Funded |                                        |                                                          |                                                                                                                 |
| Purga School Road, Purga                                              | \$5,000,000    | \$8,185,876                            | 31/10/2026                                               | In Progress                                                                                                     |

|                                                                                |                                    |              |            |                                                        |
|--------------------------------------------------------------------------------|------------------------------------|--------------|------------|--------------------------------------------------------|
| <b>Blackspot Program 2023-2024</b>                                             | <b>Federal Funded</b>              |              |            |                                                        |
| Robertson Road and Whitehill Road, Eastern Heights                             | \$694,000                          | \$694,000    | 30/06/2025 | Completed                                              |
| <b>School Transport Infrastructure Program</b>                                 | <b>State Funded</b>                |              |            |                                                        |
| 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                                        |
| <b>SEQ Liveability Fund</b>                                                    | <b>State Funded</b>                |              |            |                                                        |
| 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                                            |
| <b>2024 - 28 Local Government Grants and Subsidies Program (2024-28 LGGSP)</b> |                                    |              |            |                                                        |
| Condition Assessment for Stormwater Network Assets                             | \$720,000                          | \$1,200,000  | 30/06/2028 | In Progress                                            |
| <b>MP Commitment</b>                                                           | <b>State Funded</b>                |              |            |                                                        |
| Vyleen White Memorial - Kholo Gardens                                          | \$20,000                           | \$20,000     | 30/06/2025 | Completed                                              |
| <b>Residential Activation Fund</b>                                             | <b>State Funded / Joint Funded</b> |              |            |                                                        |
| 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                |

### **Disaster Recovery Funding Arrangements (DRFA) Projects**

The below table outlines projects identified following the Tropical Cyclone Alfred event in March 2025. The Riverlink Bank Stabilisation project noted in this table relates to funding secured under the January 2024 event.

Funding and project amounts indicated are estimates only and could vary due to final outcomes of Council's tender processes and the formal approval/decisions by the Queensland Reconstruction Authority.

Updates to the status of funding submissions and funding amounts will be provided in future reporting as outcomes are communicated to Council.

| Project Name                                                   | Project Estimate/<br>(Completed Cost) | Required Project<br>Completion Deadline | Project Status |
|----------------------------------------------------------------|---------------------------------------|-----------------------------------------|----------------|
| <b>Reconstruction of Essential Public Assets (REPA)</b>        |                                       |                                         |                |
| Riverlink Bank Stabilisation Works                             | \$9,637,185.27                        | 30 June 2026                            | In Progress    |
| River Heart Bank Slippage Stabilisation Works                  | \$5,000,000.00                        | 30 June 2027                            | In Progress    |
| Sealed Road Repairs                                            | \$2,000,000.00                        | 30 June 2027                            | TBC            |
| Gravel Road Repairs                                            | \$2,401,646.07                        | 30 June 2027                            | In Progress    |
| Mt Flinders Peak Crossing – Culvert Reconstruction             | \$600,000.00                          | 30 June 2027                            | In Progress    |
| Robelle Domain Desilt Work                                     | \$2,000,000.00                        | 30 June 2027                            | TBC            |
| Clem Street Pedestrian/Bikeway                                 | \$737,913.60                          | 30 June 2027                            | TBC            |
| <b>Category C (Community and Recreational Assets Recovery)</b> |                                       |                                         |                |
| Open Space and Facilities Repairs                              | \$600,000.00                          | 30 June 2027                            | In Progress    |
| <b>Category D (Environmental Recovery Program)</b>             |                                       |                                         |                |
| Katherine Court Reserve Bank Damage                            | \$400,000.00                          | 30 June 2027                            | TBC            |
| Colleges Crossing Riverbank Erosion                            | \$500,000.00                          | 30 June 2027                            | TBC            |

### **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                                                                                                                                                                                             |
| <b>RECEIVE AND NOTE REPORT</b>                                                                                                                                                                                   |
| The Recommendation states that the report be received, and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights. |

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

|    |                                                                                                                                                                                                                                                               |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Appendix A - Asset Rehabilitation Report <a href="#"></a> <a href="#"></a>              |
| 2. | AIS Capital Portfolio Update Report - September 2025 <a href="#"></a> <a href="#"></a> |

Tom Reynolds

**PRINCIPAL OFFICER (PROGRAM MANAGEMENT)**

I concur with the recommendations contained in this report.

Graeme Martin

**MANAGER, CAPITAL PROGRAM DELIVERY**

I concur with the recommendations contained in this report.

Seren McKenzie

**GENERAL MANAGER (ASSET AND INFRASTRUCTURE SERVICES)**

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

|                                                                                                                                                |                                            | Asset and Infrastructure Services Department |              |                      |                                   | Data Date : 01/10/2025<br>Published On : 01/10/2025 |    |    |    |    |      |    |    |    |             |    |    |    |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------|--------------|----------------------|-----------------------------------|-----------------------------------------------------|----|----|----|----|------|----|----|----|-------------|----|----|----|--|
| Asset Rehabilitation Progress Report                                                                                                                                                                                            |                                            |                                              |              |                      |                                   |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
| Project ID                                                                                                                                                                                                                      | Project Name                               | Status                                       | Finish       | Suburb (Text)        |                                   | 2026                                                |    |    |    |    | 2027 |    |    |    | 2028        |    |    |    |  |
|                                                                                                                                                                                                                                 |                                            |                                              |              |                      |                                   | Q4                                                  | Q1 | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1          | Q2 | Q3 | Q4 |  |
|  <b>Program: Asset Rehab</b>                                                                                                                   |                                            |                                              | 05/12/2031   |                      |                                   |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  <b>Subprogram: Bridge and Culvert Rehabilitation</b>                                                                                          |                                            |                                              | 13/09/2028   |                      |                                   |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04313                                                                                                                                      | Strongs Rd BR 21                           | 2.4 Detail Design Complete                   | 02/03/2027   | LANEFIELD            | <div><div></div></div> 02/03/2027 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04314                                                                                                                                      | Purga School Rd BR                         | 3.1 Construction in Progress                 | 06/03/2026   | PURGA                | <div><div></div></div> 06/03/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04374                                                                                                                                      | Shanahan Parade Footbridge                 | 3.1 Construction in Progress                 | 17/11/2025   | Redbank Plains       | <div><div></div></div> 17/11/2025 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04362                                                                                                                                      | Tallegalla Rd Culvert                      | 4. Practically Complete                      | 20/05/2025 A | TALLEGALLA           |                                   |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04654                                                                                                                                      | Hancock Bridge BR 23                       | 2.2 Concept Complete                         | 17/03/2028   | Brassall / Coalfalls | <div><div></div></div> 17/03/2028 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04968                                                                                                                                      | Bergins Hill Rd BR 23                      | 2.3 Detail Design                            | 10/09/2027   | Bundamba             | <div><div></div></div> 10/09/2027 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF05142                                                                                                                                      | Bundamba Ck BR 25                          | 2.2 Concept Complete                         | 10/09/2026   | South Ripley         | <div><div></div></div> 10/09/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04958                                                                                                                                      | Fawcner Crescent Stormwater Drainage Rel   | 3. Handed Over for Execution                 | 04/02/2026   | Barellan Point       | <div><div></div></div> 04/02/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04966                                                                                                                                      | Railway Street Stormwater Drainage Relinin | 3. Handed Over for Execution                 | 09/02/2026   | Rosewood             | <div><div></div></div> 09/02/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF05140                                                                                                                                      | Mount Walker West Rd BR Relining 25        | 3. Handed Over for Execution                 | 30/01/2026   | Mount Walker         | <div><div></div></div> 30/01/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04669                                                                                                                                      | Blackall St DR 24 (Reline Package 2)       | 3. Handed Over for Execution                 | 29/10/2025   | Ipswich              | <div><div></div></div> 29/10/2025 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF05352                                                                                                                                      | Clem St BR 2                               | 2.1 Concept Design                           | 10/09/2027   | Brassall             | <div><div></div></div> 10/09/2027 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF05353                                                                                                                                      | Creek St BR 26                             | 2.1 Concept Design                           | 13/09/2028   | Bundamba             | <div><div></div></div> 13/09/2028 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF05354                                                                                                                                      | Mill St BR 26                              | 2.3 Detail Design                            | 11/09/2026   | Rosewood             | <div><div></div></div> 11/09/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF05355                                                                                                                                    | Nerima Gardens Pond RE 26                  | 2. TSR Issue and Acceptance                  | 11/09/2026   | Ipswich              | <div><div></div></div> 11/09/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF05356                                                                                                                                    | Mary St BR 26                              | 2.3 Detail Design                            | 11/09/2026   | Blackstone           | <div><div></div></div> 11/09/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04965                                                                                                                                    | Pine Mountain Rd BR 23                     | 3. Handed Over for Execution                 | 23/02/2026   | Brassall             | <div><div></div></div> 23/02/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  <b>Subprogram: Drainage Rehabilitation</b>                                                                                                  |                                            |                                              | 11/09/2028   |                      |                                   |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04693                                                                                                                                    | O'Sullivan St DR24 -Rejected               | 6. Rejected                                  |              | Woodend              |                                   |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04683                                                                                                                                    | Pelican St DR 23 -Rejected                 | 6. Rejected                                  |              | North Ipswich        |                                   |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04673                                                                                                                                    | Colvin St DR 24 -Rejected                  | 6. Rejected                                  |              | North Ipswich        |                                   |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04089                                                                                                                                    | Pryde Street DR 20                         | 2.4 Detail Design Complete                   | 15/06/2027   | WOODEND              | <div><div></div></div> 15/06/2027 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04251                                                                                                                                    | East Ipswich Catchment Stage 1 DR          | 3.1 Construction in Progress                 | 10/10/2025   | EAST IPSWICH         | <div><div></div></div> 10/10/2025 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04252                                                                                                                                    | East Ipswich Catchment Stage 2 DR          | 3. Handed Over for Execution                 | 26/08/2026   | EAST IPSWICH         | <div><div></div></div> 26/08/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04249                                                                                                                                    | Woodend Catchment Stage 1 DR20             | 2.4 Detail Design Complete                   | 09/04/2027   | WOODEND              | <div><div></div></div> 09/04/2027 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04800                                                                                                                                    | Champions Way DR 22                        | 3.1 Construction in Progress                 | 12/12/2025   | Willowbannk          | <div><div></div></div> 12/12/2025 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04680                                                                                                                                    | Lowry Ln and Colvin St DR 24               | 2.4 Detail Design Complete                   | 08/04/2026   | North Ipswich        | <div><div></div></div> 08/04/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF05136                                                                                                                                    | East Ipswich Catchment Stage 3             | 2.4 Detail Design Complete                   | 30/08/2027   | East Ipswich         | <div><div></div></div> 30/08/2027 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF05137                                                                                                                                    | Springfield Lakes Spillway Access 25       | 3. Handed Over for Execution                 | 27/05/2026   | Springfield Lakes    | <div><div></div></div> 27/05/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF05153                                                                                                                                    | Woodend Catchment Stage 3                  | 2.3 Detail Design                            | 19/01/2028   | Woodend              | <div><div></div></div> 19/01/2028 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INC00069                                                                                                                                    | Drainage Rehabilitation                    | 5. Management / Financial                    | 01/10/2025   | Various              | <div><div></div></div> 01/10/2025 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF05188                                                                                                                                    | 181 St Augustine's Drive Sediment Forebay  | 3. Handed Over for Execution                 | 11/09/2028   | Augustine Heights    | <div><div></div></div> 11/09/2028 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04969                                                                                                                                    | Chernside Road Drainage Rehabilitation     | 1. Brief Development                         | 17/08/2027   | Ipswich              | <div><div></div></div> 17/08/2027 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04688                                                                                                                                    | Woodend Rd Relining DR 23                  | 2.2 Concept Complete                         | 08/10/2026   | Sadliers Crossing    | <div><div></div></div> 08/10/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF05358                                                                                                                                    | 134-136 Lyndon Way DR 25                   | 2.1 Concept Design                           | 15/09/2026   | Karalee              | <div><div></div></div> 15/09/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF05359                                                                                                                                    | Albert Street DR 25                        | 1. Brief Development                         | 26/06/2026   | Rosewood             | <div><div></div></div> 26/06/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF05360                                                                                                                                    | Holly Court F 25                           | 2.3 Detail Design                            | 29/05/2026   | Raceview             | <div><div></div></div> 29/05/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF05361                                                                                                                                    | Woodend Catchment Stage 4 DR 25            | 2.1 Concept Design                           | 08/09/2028   | Woodend              | <div><div></div></div> 08/09/2028 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF05419                                                                                                                                    | Moffat Street Drainage Rehabilitation      | 2.3 Detail Design                            | 24/08/2026   | Ipswich              | <div><div></div></div> 24/08/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04687                                                                                                                                    | W M Hughes St DR 24                        | 3. Handed Over for Execution                 | 25/02/2026   | North Ipswich        | <div><div></div></div> 25/02/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04690                                                                                                                                    | Lamington Rd DR 23                         | 3. Handed Over for Execution                 | 09/03/2026   | North Ipswich        | <div><div></div></div> 09/03/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
|  INF04684                                                                                                                                    | Pelican, Canning and Pine St DR 23         | 3. Handed Over for Execution                 | 02/03/2026   | North Ipswich        | <div><div></div></div> 02/03/2026 |                                                     |    |    |    |    |      |    |    |    |             |    |    |    |  |
| To see an interactive map version of the three-year Capital Works Program and the most up to date status on each project, visit <a href="https://maps.ipswich.qld.gov.au/civicproject">Maps.ipswich.qld.gov.au/civicproject</a> |                                            |                                              |              |                      |                                   |                                                     |    |    |    |    |      |    |    |    | Page 1 of 5 |    |    |    |  |



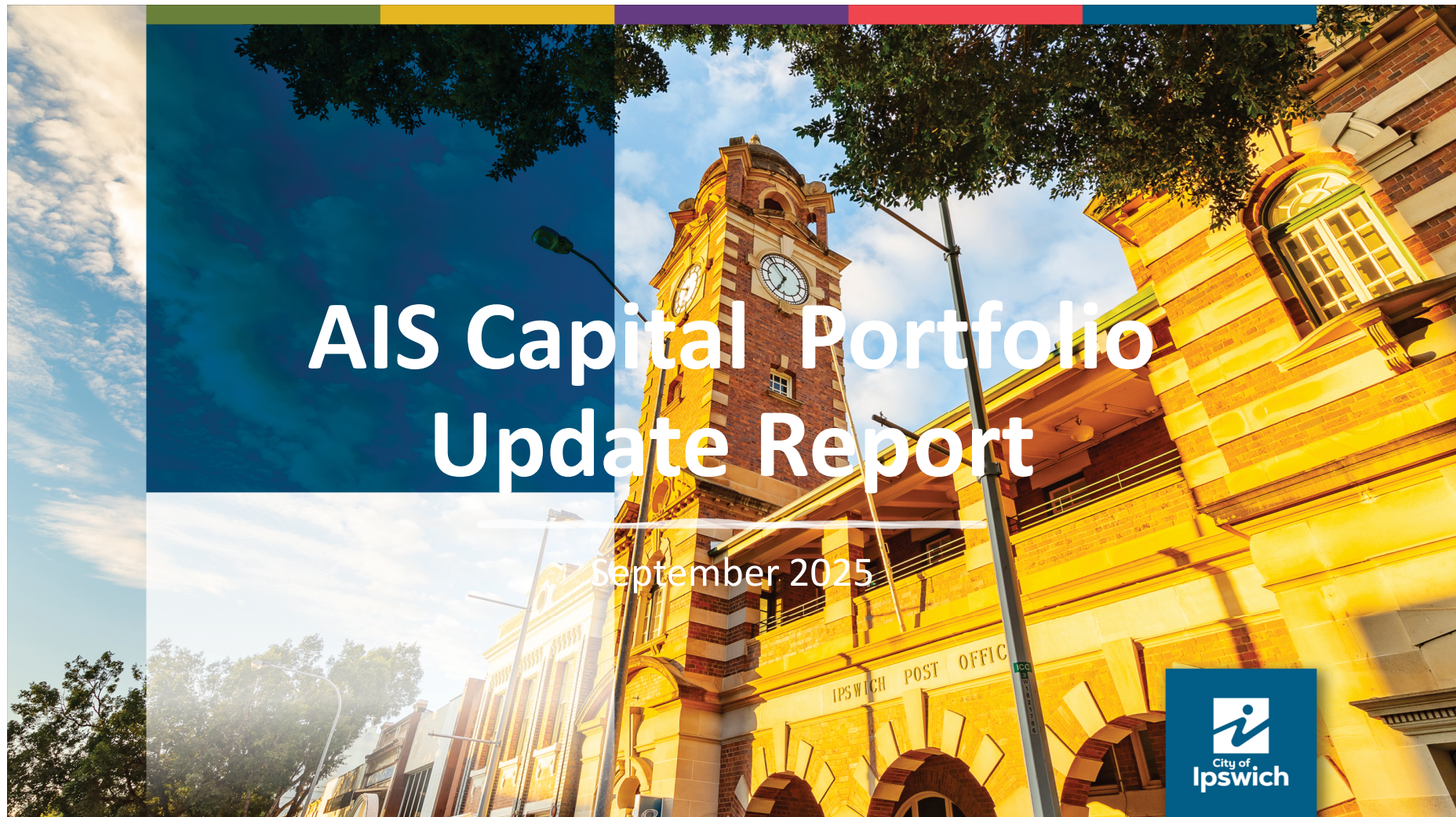
Page 51 of 206

Page 52 of 206

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| Project ID                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Project Name                                                                                                                   | Status                                                                                                  | Finish                       | Suburb (Text) | 2026                   |                                                                        |                                                        |    |    | 2027 |    |    |    | 2028 |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                |                                                                                                         |                              |               | Q4                     | Q1                                                                     | Q2                                                     | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 |  |  |  |
| <br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br> | INF04722                                                                                                                       | Old Logan Rd LR 25                                                                                      | 2.4 Detail Design Complete   | 26/10/2026    | Camira                 | <div></div> 26/10/2026                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04716                                                                                                                       | Kingfisher Ct LR 24                                                                                     | 3. Handed Over for Execution | 05/01/2026    | Bundamba               | <div></div> 05/01/2026                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04945                                                                                                                       | Springfield Lakes Blvd LR 26                                                                            | 2.1 Concept Design           | 12/10/2029    | Springfield Lakes      | <div></div>                                                            |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04946                                                                                                                       | Cedar Rd - Stage 1Blk3,4,5 LR27                                                                         | 2.3 Detail Design            | 04/09/2028    | Redbank Plains         | <div></div> 04/09/2028                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04735                                                                                                                       | Brisbane Tce LR 27                                                                                      | 2.4 Detail Design Complete   | 11/12/2026    | Goodna                 | <div></div> 11/12/2026                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04733                                                                                                                       | Griffith Rd LR 26                                                                                       | 2.2 Concept Complete         | 09/10/2028    | Ipswich                | <div></div> 09/10/2028                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04732                                                                                                                       | Creek St LR 26                                                                                          | 2.4 Detail Design Complete   | 18/12/2028    | Bundamba               | <div></div>                                                            |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04720                                                                                                                       | Church St LR 25                                                                                         | 2.4 Detail Design Complete   | 08/02/2027    | Goodna                 | <div></div> 08/02/2027                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04736                                                                                                                       | Cedar Rd - Stage 2 LR 27                                                                                | 2.3 Detail Design            | 05/12/2031    | Redbank Plains         | <div></div>                                                            |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INC00089                                                                                                                       | Road Resurfacing                                                                                        | 5. Management / Financial    | 30/06/2028    | Various                | <div></div> 30/06/2028                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF05191                                                                                                                       | Resurfacing Area 1 LR 25-26                                                                             | 3. Handed Over for Execution | 03/11/2025    | VARIOUS                | <div></div> 03/11/2025                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF05192                                                                                                                       | Resurfacing Area 2 LR 25-26                                                                             | 3. Handed Over for Execution | 03/11/2025    | VARIOUS                | <div></div> 03/11/2025                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF05194                                                                                                                       | Resurfacing Area 4 LR 25-26                                                                             | 3. Handed Over for Execution | 08/01/2026    | VARIOUS                | <div></div> 08/01/2026                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF05195                                                                                                                       | Resurfacing Area 5 LR 25-26                                                                             | 3. Handed Over for Execution | 12/01/2026    | VARIOUS                | <div></div> 12/01/2026                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF05196                                                                                                                       | Resurfacing Area 6 LR 25-26                                                                             | 3.1 Construction in Progress | 03/10/2025    | VARIOUS                | <div></div> 03/10/2025                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF05197                                                                                                                       | Resurfacing Area 7 LR 25-26                                                                             | 3.1 Construction in Progress | 10/10/2025    | VARIOUS                | <div></div> 10/10/2025                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF05199                                                                                                                       | Resurfacing Area 9 LR 25-26                                                                             | 3. Handed Over for Execution | 03/11/2025    | VARIOUS                | <div></div> 03/11/2025                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF05198                                                                                                                       | Resurfacing Area 8 LR 25-26                                                                             | 3. Handed Over for Execution | 08/01/2026    | VARIOUS                | <div></div> 08/01/2026                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04730                                                                                                                       | Whitehill Rd LR 26                                                                                      | 2.1 Concept Design           | 10/12/2029    | Raceview               | <div></div>                                                            |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04727                                                                                                                       | Mary St LR 26                                                                                           | 2.1 Concept Design           | 20/12/2028    | Blackstone             | <div></div>                                                            |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04724                                                                                                                       | Mica St LR 25                                                                                           | 2.1 Concept Design           | 08/12/2028    | Carol Park             | <div></div>                                                            |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04726                                                                                                                       | Lobb St LR 26                                                                                           | 2.1 Concept Design           | 08/12/2028    | Churchill              | <div></div>                                                            |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF05310                                                                                                                       | Taloma Avenue Road Rehabilitation                                                                       | 2.1 Concept Design           | 06/12/2029    | Chuwar                 | <div></div>                                                            |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF05306                                                                                                                       | Albert Street Road Rehabilitation                                                                       | 2.1 Concept Design           | 22/12/2028    | Rosewood               | <div></div>                                                            |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF05307                                                                                                                       | Boundary Street Rehabilitation Projects                                                                 | 2.1 Concept Design           | 13/12/2028    | Moores Pocket          | <div></div>                                                            |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF05308                                                                                                                       | Lansdowne Way Road Rehabilitation                                                                       | 2.1 Concept Design           | 09/04/2029    | Chuwar                 | <div></div>                                                            |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF05309                                                                                                                       | Smiths Road Rehabilitation                                                                              | 2.1 Concept Design           | 05/12/2031    | Goodna                 | <div></div>                                                            |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04721                                                                                                                       | Junction Rd LR 25                                                                                       | 1. Brief Development         | 10/01/2030    | Karalee                | <div></div> 01/07/2026                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04728                                                                                                                       | Reif St LR 26                                                                                           | 1. Brief Development         | 10/01/2030    | Flinders View          | <div></div> 02/07/2026                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04731                                                                                                                       | Cobalt St LR 26                                                                                         | 1. Brief Development         | 09/08/2029    | Carole Park            | <div></div> 05/07/2027                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04725                                                                                                                       | Collingwood Dr LR 26 (Draft)                                                                            | 1. Brief Development         | 18/12/2030    | Collingwood Park       | <div></div> 06/07/2027                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  Subprogram: Sports Facility Rehabilitation |                                                                                                         |                              |               | 30/06/2028             |                                                                        | <div></div> Subprogram: Sports Facility Rehabilitation |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04748                                                                                                                       | Redbank Plains Reserve L 23 (D&C)                                                                       | 4. Practically Complete      | 16/06/2023 A  | REDBANK PLAINS         | <div></div>                                                            |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04747                                                                                                                       | Limestone Pk Netball Court SR 23                                                                        | 2.3 Detail Design            | 03/03/2027    | Ipswich                | <div></div> 03/03/2027                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF05185                                                                                                                       | Electrical Pit Rehabilitation Works                                                                     | 5. Management / Financial    | 30/06/2027    | Various                | <div></div> 30/06/2027                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04761                                                                                                                       | Sports Field Lighting Reactive Works                                                                    | 5. Management / Financial    | 30/06/2028    | Various                | <div></div> 30/06/2028                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INC00031                                                                                                                       | Sports Facility Rehabilitation Projects                                                                 | 5. Management / Financial    | 30/06/2028    | Various                | <div></div> 30/06/2028                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF05184                                                                                                                       | Pool Blanket Replacement Programme                                                                      | 5. Management / Financial    | 30/06/2028    | Various                | <div></div> 30/06/2028                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INF04763                                                                                                                       | Evan Marginson Pk RW 24                                                                                 | 2.3 Detail Design            | 10/12/2027    | Goodna                 | <div></div> 10/12/2027                                                 |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
| INF05269                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Bob Gamble Water Pump 25                                                                                                       | 4. Practically Complete                                                                                 | 14/07/2025 A                 | IPSWICH       | <div></div> 2025 A     |                                                                        |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
| INF05395                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Tivoli Sporting Complex L 26                                                                                                   | 3. Handed Over for Execution                                                                            | 14/11/2025                   | Tivoli        | <div></div> 14/11/2025 |                                                                        |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
| INF05391                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | George and Eileen Hastings SC L RE 26                                                                                          | 3. Handed Over for Execution                                                                            | 18/03/2026                   | One Mile      | <div></div> 18/03/2026 |                                                                        |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
| INF05390                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Blue Gum Res L RE 26                                                                                                           | 3. Handed Over for Execution                                                                            | 15/10/2025                   | Karalee       | <div></div> 15/10/2025 |                                                                        |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
| INF05388                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Evan Marginson Pk Netball L RE 26                                                                                              | 3. Handed Over for Execution                                                                            | 28/11/2025                   | Goodna        | <div></div> 28/11/2025 |                                                                        |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
| To see an interactive map version of the three-year Capital Works Program and the most up to date status on each project, visit <a href="https://maps.ipswich.qld.gov.au/civicproject">Maps.ipswich.qld.gov.au/civicproject</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                |                                                                                                         |                              |               |                        |                                                                        |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |
| Page 4 of 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                |                                                                                                         |                              |               |                        |                                                                        |                                                        |    |    |      |    |    |    |      |    |    |    |  |  |  |

|                                                                                                                                                |                                                                                                                               | <div>Asset and Infrastructure Services Department</div> <div>Asset Rehabilitation Progress Report</div> |                              |               |                                  | <div>Data Date : 01/10/2025</div> <div>Published On : 01/10/2025</div> |             |             |             |             |             |             |             |             |             |             |             |             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------|---------------|----------------------------------|------------------------------------------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Project ID                                                                                                                                                                                                                      | Project Name                                                                                                                  | Status                                                                                                  | Finish                       | Suburb (Text) |                                  | 2026                                                                   |             |             |             |             | 2027        |             |             |             | 2028        |             |             |             |
|                                                                                                                                                                                                                                 |                                                                                                                               |                                                                                                         |                              |               | Q4                               | Q1                                                                     | Q2          | Q3          | Q4          | Q1          | Q2          | Q3          | Q4          | Q1          | Q2          | Q3          | Q4          |             |
|                                                                                                                                                | INF05382                                                                                                                      | Cribb Pk Cricket Nets L 26                                                                              | 3. Handed Over for Execution | 13/03/2026    | North Ipswich                    | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |             |
|                                                                                                                                                                                                                                 | INF04417                                                                                                                      | Bill Patterson Oval Irrigation PO FR 22                                                                 | 2.1 Concept Design           | 01/04/2026    | IPSWICH                          | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |             |
|                                                                                                                                                                                                                                 | INF05386                                                                                                                      | Goodna Aquatic Centre SS RE 26                                                                          | 2.1 Concept Design           | 23/07/2026    | Goodna                           | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |             |
|                                                                                                                                                                                                                                 | INF05385                                                                                                                      | Bundamba Swim Centre SS RE 26                                                                           | 2.1 Concept Design           | 16/07/2026    | Bundamba                         | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |             |
|                                                                                                                                                                                                                                 | INF05383                                                                                                                      | Rosewood Showgrounds Cattle Ramp RE 2                                                                   | 3. Handed Over for Execution | 07/11/2025    | Rosewood                         | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |             |
|                                                                                                                                                                                                                                 | INF05387                                                                                                                      | Bundamba Swim Centre Doser Unit RE 26                                                                   | 3. Handed Over for Execution | 08/10/2025    | Bundamba                         | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |             |
|                                                                                                                                                                                                                                 | INF05389                                                                                                                      | Orion Lagoon Doser Unit RE 26                                                                           | 3. Handed Over for Execution | 08/10/2025    | Springfield Central              | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |             |
|                                                                                                                                                                                                                                 | INF05384                                                                                                                      | Bill Patterson Oval Switchboard RE 26                                                                   | 3. Handed Over for Execution | 28/04/2026    | Ipswich                          | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |             |
|                                                                                                                                                                                                                                 | INF05244                                                                                                                      | Evan Marginson Pk L 25                                                                                  | 3. Handed Over for Execution | 14/11/2025    | Ipswich                          | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |             |
|                                                                                                                                                                                                                                 | INF05424                                                                                                                      | North Ipswich Reserve Scour Rectification                                                               | 1. Brief Development         | 10/03/2026    | North Ipswich                    | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |             |
|                                                                                                                                                                                                                                 | INF05425                                                                                                                      | RBP Rec Res Oval B DR 26                                                                                | 1. Brief Development         | 10/03/2026    | Redbank Plains                   | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |             |
|                                                                                                                                                                                                                                 |  Subprogram: Street Furniture Rehabilitation |                                                                                                         |                              |               | 30/06/2028                       | <div></div> Subprogram: Street Furniture Rehabilitation                |             |             |             |             |             |             |             |             |             |             |             |             |
|                                                                                                                                                                                                                                 | INF10033                                                                                                                      | Guardrail Roadside Furniture                                                                            | 5. Management / Financial    | 28/06/2028    | Various                          | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |
|                                                                                                                                                                                                                                 | INF10031                                                                                                                      | Pavement Marking                                                                                        | 5. Management / Financial    | 30/06/2028    | Various                          | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |
|                                                                                                                                                                                                                                 | INF10032                                                                                                                      | Traffic Facilities                                                                                      | 5. Management / Financial    | 30/06/2028    | Various                          | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |
|                                                                                                                                                                                                                                 | INF05415                                                                                                                      | Jo-Ann Miller Dr TI 26                                                                                  | 4. Practically Complete      | 08/08/2025 A  | Collingwood Park                 | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |
|                                                                                                                                                                                                                                 | INF03970                                                                                                                      | Jones RBPR Keidges Rehab TS                                                                             | 2. TSR Issue and Acceptance  | 17/04/2026    | REDBANK PLAINS                   | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |
|                                                                                                                                                                                                                                 | INF03973                                                                                                                      | Old Logan Formation Rehab TS                                                                            | 2.3 Detail Design            | 24/04/2026    | CAROLE PARK                      | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |
|                                                                                                                                                                                                                                 | INF03972                                                                                                                      | Brisbane Hooper Rehab TS                                                                                | 2.3 Detail Design            | 29/05/2026    | WEST IPSWICH                     | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |
|                                                                                                                                                                                                                                 | INF03974                                                                                                                      | Eagle Kruger Rehab TS                                                                                   | 2. TSR Issue and Acceptance  | 01/04/2026    | COLLINGWOOD PARK/ REDBANK PLAINS | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |
|                                                                                                                                                                                                                                 |  Subprogram: Disturbed Land Management     |                                                                                                         |                              |               | 04/02/2026                       | <div></div> Subprogram: Disturbed Land Management                      |             |             |             |             |             |             |             |             |             |             |             |             |
|                                                                                                                                                                                                                                 | INF04475                                                                                                                      | Woogaroo Closed Landfill Leachate and Gas Treatment                                                     | 3. Handed Over for Execution | 04/02/2026    | Goodna                           | <div></div>                                                            | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> |
| To see an interactive map version of the three-year Capital Works Program and the most up to date status on each project, visit <a href="https://maps.ipswich.qld.gov.au/civicproject">Maps.ipswich.qld.gov.au/civicproject</a> |                                                                                                                               |                                                                                                         |                              |               |                                  |                                                                        |             |             |             |             |             |             |             |             |             |             | Page 5 of 5 |             |







## AIS Capital Portfolio Update Report

### Redbank Plains Recreation Reserve Carpark Extension

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

Total forecast for September of \$50k versus actuals of \$100k

#### 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 limited 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, the preferred scope of works provided increased parking availability and improved site access, aligning with community expectations and enhancing overall service delivery.

#### Overview:

The project reached practical completion in early September, with all planned works being successfully delivered. During the month of September activities completed included the completion of line marking works to specification, enhancing safety and traffic flow, and the installation of concrete wheel stops to improve vehicle positioning and parking control.

All activities were carried out in accordance with the approved schedule and met the required quality standards, ensuring a successful outcome for the community.



## AIS Capital Portfolio Update Report

### Ferrett Street pedestrian crossing - Sadliers Crossing

Total forecast for September of \$15k versus actuals of \$9k

#### Background:

The project was initiated in response to community concerns about pedestrian safety and accessibility at the intersection of Burnett Street and Ferrett Street in Sadlier Crossing. Despite existing footpaths along both sides of Burnett Street and the western side of Ferrett Street, the intersection lacked adequate crossing infrastructure, making it difficult for pedestrians to navigate safely. This posed challenges for cyclists and pedestrians, highlighting the need for improved connectivity and inclusive access within the local footpath network.

#### Overview:

The project encompassed several infrastructure upgrades aimed at improving pedestrian access and safety. It included the removal of a section of the traffic island and the reconstruction of a kerb ramp to establish a new pedestrian crossing. A section of retaining wall was installed to support the changes, and asphalt infill was applied where the traffic islands had been removed. The works were completed in late September.







## AIS Capital Portfolio Update Report

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

Springfield Parkways - Roads to Recovery Funding \$2.33 mil

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

Total forecast for September was \$763k versus actuals of \$1.12m

#### Overview Summary Stage 2:

Despite some construction challenges the earthworks above the RE Wall is complete with proof rolling showing no deflection. The homogenisation and selected placement of site material into structure and non-structural zones will minimise subgrade treatments and shorten the Civil package duration with the potential to save the Project up to \$600,000.

Rock continues to be encountered in several areas, and this will be used in a major scour below one of the stormwater outlets and will save up to \$100,000 in disposal and import costs.

The additional Energex conducting was completed in the month, allowing for the first Energex cutover to be made. Whilst other Communication cutovers were completed except for Optus which has been delayed due to the 000 embargo. Despite the Optus delay the initial retaining wall excavation was started and still on track to complete the retaining wall at College Road roundabout to enable the Gas relocation to occur in January/February.

Replacement of the collapsed sewer crossing went well with only 4 nights of road closure required with all UU trail shuts now completed successfully, and the first water main replacement is about to start. Negotiations with UU for an alternative design to avoid a resumption of Church land remain positive.

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 including:

- Advancing rehabilitation works from Topaz Road to Logan Road, as only FBS and pavement reconstruction works are required in this area.
- Complete the new mediums and lighting works earlier to allow for rehabilitation of the existing lanes from Hymba Yumba to Topas Road.
- Extension of the Nev Smith Drive Hard Stand to avoid disposing of spoil off site which could save up to \$500,000





## AIS Capital Portfolio Update Report

### Dowden Street, Goodna – Kerb and Channel Rehabilitation

Total forecast for September of \$200k versus actuals of \$450k

#### 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:

Significant progress was achieved on-site throughout September, with several key construction activities completed. These included the demolition of outdated gully pits and installation of new units compliant with current standards.

Kerb works advanced with the successful pouring and backfilling of the adjacent footpath, completed to specification. Driveway and associated invert works were also finalized, ensuring continued property access and site usability.

Completion of Stage 1 gravel works also represented a key milestone, setting the groundwork for subsequent phases of the project.



## AIS Capital Portfolio Update Report

### Drainage Rehabilitation, Champions way Willowbank

Total forecast for September of \$250k versus actuals of \$443k

#### Background:

Progress continues on the staged drainage mitigation strategy at Champions Way, Willowbank. With the project intent of redirecting surface flows to the western side of Queensland Raceway to reduce risk to current erosion currently occurring downstream of the current location.

#### Overview:

In September, construction activities for Stage one advanced, with the first half of the culvert crossing successfully installed and associated stone pitching works completed.

Following these works, a traffic switch has been implemented to facilitate excavation of the upstream culvert section, with the base slab having now been poured.

This stage remains on track for completion by late December 2025 with design work for the remaining two stages also having now been finalised.

Total expenditure across all stages for September was \$443,136, reflecting continued progress in both construction and design activities for this emergent project.





## AIS Capital Portfolio Update Report

### Cross Street, Raceview - Kerb and Channel Rehabilitation

Total forecast for September of \$42k versus actuals of \$275k

#### 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:

The crew has successfully completed all major construction activities on site. Base course gravel was laid and proof rolled across the entire area, ensuring a stable foundation.

Final construction activities were completed with the integration of roof water connections into the newly installed kerb and the application of concrete mortaring within several gully inlet pits. Turf installation has been carried out, and all machinery has now been removed from site.

Surface works, including spray seal and asphalt, have been finalised, along with the removal of Energex safety flags. Raised reflective pavement markers (RRPMs) and service valve markings have also been installed.

The final site clean-up included the removal of temporary facilities such as toilets and the installation of permanent signage. With all works complete, the site has now been officially handed over from Construction to Maintenance.



## AIS Capital Portfolio Update Report

### Adelong Avenue, Thagoona

#### Asset rehabilitation – Sealed Road Rehabilitation

#### Roads to Recovery Grant Funding

Total forecast for September of \$676k versus actuals of \$5k

#### 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:

Over the course of September, the driveway culvert installations were nearing completion, with only minor finishing works remaining. Concrete spoon drains are progressing and are now well advanced with topsoil placement and turfing also underway.

Roadworks are scheduled to begin once all driveway and stormwater drainage works have been finalised, ensuring a smooth transition into the next phase of construction.



## AIS Capital Portfolio Update Report

### East Ipswich Drainage Works – Stage 1

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

Total forecast for September of \$440k versus actuals of \$391k

#### Background:

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

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

#### Overview:

The grant-funded works for East Ipswich Drainage Stage 1 progressed well throughout September. With civils works now generally considered complete, on-site activities have transitioned to the finishing touches including site cleanup, turfing and landscaping.

Works are on track to reach practical completion at the beginning of October.



## AIS Capital Portfolio Update Report

### Shanahan Parade Footbridge replacement - Redbank Plains

Total forecast for September of \$350k versus actuals of \$0k

#### Background:

The recent Level 2 inspection identified this bridge as being in poor condition. Council maintenance crews have previously undertaken short-term measures to ensure pedestrian safety. However, due to the continued deterioration of several structural components, full replacement of the bridge is required as a long-term solution.

#### Overview:

The project is progressing well, with key preparatory activities currently underway. These include surveying and potholing to identify underground services in preparation for the required civil works, ensuring the site is ready for the next phase.

Plant and equipment have been mobilized, and temporary fencing has been installed to secure the area. The existing timber bridge has now been successfully demolished, providing clear access to the site.

The crew is now focused on removing the existing concrete apron and headwall. This will allow unobstructed access for the upcoming structural steel works, which will support the planned walkway spanning slab.







## AIS Capital Portfolio Update Report

### Downs Street Footpath, North Ipswich

#### Asset Rehabilitation – Path rehabilitation

Total forecast for September of \$100k versus actuals of \$90k

#### Background:

This project involves the removal and replacement of the existing footpath along Downs Street and Wyndham Street with a new 1.5-metre-wide concrete footpath, extending approximately 180 metres in length. The initiative was prompted by findings from recent defect inspections, which identified the current footpath as being in poor condition. The existing surface exhibited extensive longitudinal warping, numerous significant cracks, and major sags in several sections.

Over time the footpath had previously undergone multiple asphalt patch repairs, further indicating its deteriorated state. The proposed works aims to improve pedestrian safety, accessibility, and overall infrastructure quality in the area.

#### Overview:

With the old footpath having been removed, the new concrete footpath has been construction along Downs Street, spanning from numbers 105 to 115.

Service adjustments associated with a Telstra pit located at the corner of Downs and Wyndham Streets has also been adjusted to meet project requirements.

Final trimming and re-shaping works have also been carried out in the area between the newly installed footpath and the kerb and channel, preparing the site for the placement of topsoil and returfing.

Doc ID No: A12159916

ITEM: 5

SUBJECT: IPSWICH CITY PLAN 2025 - S18 AMENDMENT NO.1

AUTHOR: SENIOR PLANNING OFFICER (STRATEGIC)

DATE: 24 OCTOBER 2025

### EXECUTIVE SUMMARY

The *Ipswich City Plan 2025* commenced on 1 July 2025, replacing the *Ipswich Planning Scheme 2006*. Since commencement, over 400 development applications have been received by Council, including an increasing percentage of Building Works applications for works assessable against the planning scheme. This report is intended to facilitate Council's endorsement to request and make a Section 18 Tailored Amendment as the first operational amendment to the Ipswich City Plan 2025 – Amendment Package 1.

The purpose of Amendment Package 1 is to reduce the number of low-risk building applications triggered, make minor corrections and updates, ensure consistency with the planning regulations, enhance local heritage conservation, and improve the usability of the new planning scheme. Given the operational nature of the proposed amendment, it is proposed for all changes (major, minor and administrative) to be grouped into one package and to proceed under Section 18 of the *Planning Act 2016*, which includes a streamlined 3-month approval process.

### RECOMMENDATION/S

- A. That Council provide notice to the Chief Executive of the Department of State Development, Infrastructure and Planning of the proposed Amendment Package 1 (Attachment 3).
- B. That Council note proposed Amendment Package 1 will proceed to public consultation and State interest review following receipt of the approved notice from the Chief Executive of the Department of State Development, Infrastructure and Planning.
- C. That Council undertake the necessary actions to enable State interest review and public consultation consistent with the approved notice.
- D. That Council authorise the Chief Executive Officer or delegate to incorporate any further administrative amendments required prior to the final adoption of Amendment Package 1.

### RELATED PARTIES

There are no related parties associated with this report.

## IFUTURE THEME

Vibrant and Growing

## PURPOSE OF REPORT/BACKGROUND

Council adopted the new *Ipswich City Plan 2025* on 29 May 2025, which commenced on 1 July 2025.

### Application Statistics

A total of 404 Development Applications were lodged with Council from 1 July 2025 to 30 September 2025. The following tables provide a snapshot and summary of applications received in the month before the *Ipswich City Plan 2025* took effect through to 30 September 2025.

| Assessment Type (extract)                 | Jun-25     | Jun-24    | Jul-25    | Jul-24    | Aug-25    | Aug-24    | Sep-25     | Sep-24    |
|-------------------------------------------|------------|-----------|-----------|-----------|-----------|-----------|------------|-----------|
|                                           | Total      | Total     | Total     | Total     | Total     | Total     | Total      | Total     |
| Building Works Assessable Against the P/S | 11         | 9         | 16        | 7         | 14        | 3         | 24         | 4         |
| Exemption Certificate                     | 0          | 1         | 1         | 0         | 5         | 0         | 2          | 4         |
| Material Change of Use                    | 41         | 29        | 11        | 15        | 15        | 18        | 22         | 19        |
| Operational Works                         | 48         | 23        | 41        | 27        | 31        | 22        | 44         | 31        |
| Reconfiguring a Lot                       | 49         | 29        | 4         | 16        | 4         | 13        | 15         | 15        |
| Superseded Planning Scheme Request        | 0          | 0         | 2         | 0         | 0         | 0         | 1          | 0         |
| <b>Total</b>                              | <b>149</b> | <b>91</b> | <b>75</b> | <b>65</b> | <b>68</b> | <b>56</b> | <b>108</b> | <b>73</b> |

| Total Development Application Lodgements | 2021 | 2022 | 2023 | 2024 | 2025 |
|------------------------------------------|------|------|------|------|------|
| July-Sept Application Totals             | 365  | 363  | 298  | 375  | 404  |
| Other Development Type                   | 27   | 36   | 36   | 21   | 62   |

The total number of applications has been trending higher since the new *Ipswich City Plan 2025* took effect compared to the same month in the previous year, with much of the increased volume related to Building Work applications.

It should be noted that the increase in applications is also a general trend that has been occurring all year, not just since the implementation of the new planning scheme. Whilst it was anticipated that an increase may occur in building works being triggered for assessment under the planning schemes, for instance due to the changes to the natural hazards and enactment of new mandatory provisions under the Queensland Development Code (QDC) or as a result of increasing opportunity for secondary dwellings (granny flats), through the ongoing review process established since commencement further enhancements to the management of these applications to ensure a streamlined process have been identified.

The operational amendments seek to address and remove the need for applications through improving the assessment triggers and use of Accepted Development Subject to Requirements (ADSR) application pathways, particularly for Class 10 building work (sheds, garages, carports and the like) in areas affected by overlays.

### **Proposed Amendment Package 1**

Amendment Package 1 consists predominately of operational, minor or administrative amendments to correct or improve the functioning of the *Ipswich City Plan 2025*. It has been prepared as an initial quick response to address operational matters and correct minor content errors identified since commencement.

The purpose of the amendment package includes providing for:

- increased efficiency (addressing matters that weren't intended);
- functional improvement and clarity (making things clearer and simpler);
- enhancements to character provisions (two new listings; improved operation of code); and
- editorial matters (fixing spelling, grammar, numbering, formatting).

Whilst some the proposed changes to the categories of development assessment include changes that will require the lodgement of development applications, most of the changes look to reduce the need for applications by providing new ADSR pathways, or by improvements to the required outcomes. The changes triggering applications are generally corrections rather than changes to policy.

A summary of the proposed changes is outlined below:

#### *Assessment triggers – Part 5 Categorisation Tables*

- Update to 5.3.2(6) to ensure OV4 – Active Frontage Overlay code applies regardless of where development is occurring on the site
- Updated the categories of assessment in Table 5.5.2 – Category of Development and Level of Assessment for Uses in the Residential, Township and Emerging Community Zones, to improve align with the planning regulation, to change the assessment category for a dwelling house, dual occupancy and dwelling unit from code to ADSR in the Character Residential Zone
- Update to 5.5.3 – Category of Development and Level of Assessment for Uses in the Industry and Specialised Centre Zones, to correct the level of assessment for office, showroom and veterinary service as ADSR from Accepted (if in an existing building)
- Minor change to Table 5.7.1 – Categories of Development and Level of Assessment – Building Work, to avoid duplication of triggering building work approval against the scheme where the benchmarks have been assessed as part of the MCU
- Associated amendments to Table 5.9.3 – Character Places and Areas Overlay – Categories of Development and Assessment, to ensure a MCU for a dwelling house and dual occupancy require code assessment against the Character Places and Areas Overlay Code, including clarification that a secondary dwelling requires code assessment
- Updated Table 5.9.4 – Active Frontage Overlay – Categories of Development and Assessment to provide for ADSR and where development does not meet the benchmark, require code assessment against the complete code
- Updated Table 5.9.9 – Difficult Topography and Landslide Overlay – Categories of Development and Assessment to improve the table functionality and provide low risk assessment pathways (ADSR) – also assists in managing mapping sensitivity issues

- Updated Table 5.9.10 — Flood Risk and Overland Flow Overlay – Categories of Development and Assessment to improve the table functionality and provide low risk assessment pathways for open buildings or structures (ADSR) in areas of stormwater overland flow areas
- Updated Table 5.9.11 — Regional Infrastructure Overlay – Categories of Development and Assessment to provide for ADSR pathway for building work for a dwelling house or dual occupancy
- Amendments to Table 5.9.13 — Motorsport Activities Overlay – Categories of Development and Assessment:
  - to improve the functionality of the categorisation table, including making most development accepted, and to remove the ADSR level of assessment; and
  - require Code assessment when involving a sensitive land use, including for a dwelling house or dual occupancy, and for a MCU for a motor sport facility.

*Local Frameworks and OV6 Mapping*

- Update to the Local Framework – Area 13 Ipswich – Section 4.2.12 to improve the identification of the ‘Top of Town’
- Changes to provide for a transition in building height in the Building Height and Density Overlay Map OV6

*Low Impact Industry Zone Code – Section 7.7.1*

- Minor change to identify that medium impact industry use may be suitable where they do not compromise the operations of low impact industry

*Character Places and Areas Overlay Code – Section 8.2.3*

- Improved alignment to Table 5.9.3 — Character Places and Areas Overlay – Categories of Development and Assessment
- Amendments that improve the functioning of the code and to provide a clear ADSR pathway for sympathetic development
- Amendments generally focused on class 10 structures, fencing and earthworks to conserve and enhance local cultural heritage significance, including streetscape values consistent with the purpose of the code
- Updating of Figure 8.2.3.3.20.1 to improve clarity and alignment to the updated benchmarks
- Inclusion of a note to clarify need for a secondary dwelling are considered to be an extension to the existing character building and are to meet all applicable benchmarks
- Addition of a Performance Outcome (PO) and Acceptable Outcome (AO) to align with legislative requirements for listed places to provide a Conservation Management Plan when undertaking development on a Schedule 7 listed site.

*Difficult Topography and Landslide Overlay Code – Section 8.2.9*

- Update to RO1.1 to allow for minor earthworks and improve alignment with the assessment triggers (resolving mapping sensitivity issues).

*Flood Risk and Overland Flow Overlay Code – Section 8.2.10*

- Updating of RO 1.1 and 1.2 to clarify application to enclosed buildings and structures



- Inclusion of RO3.4 to enable necessary earthworks associated with building works for open structures.

*Motorsports Activity Overlay Code – Section 8.2.13*

- Removal of RO's and inclusion as PO's with AO's to correct the functioning and application of the overlay
- Inclusion of a new PO to improve alignment with the purpose of the code, requiring the expansion or new development for motorsports to address potential adverse or nuisance impacts to existing sensitive uses from motorsports activities.

*Water Resource Catchments Overlay Code – Section 8.2.14*

- Multiple amendments to reflect the 2024 update to Seqwater's model code for water quality management in drinking water catchments.

*Dwelling House and Dual Occupancy Code – Section 9.3.7*

- Removal of fencing RO
- Clarification of building height benchmark.

*Centres and Commercial Activity Code – Section 9.3.8*

- Update to clarify AO2.4 application to both existing and required footpaths.

*Transport and Parking Code – Section 9.4.6*

- Update to the Freight Dependent Development benchmarks to improve clarity and changes to correct referencing.

*Transport and Parking Planning Scheme Policy – Schedule 6 – Planning Scheme Policies – SC6.4*

- Minor corrections to the rooming accommodation parking rate (referencing per rented room rather than rooming unit)
- Inclusion of a note identifying that a maximum 20% reduction in parking is available when applying the indicative TDM measures in Table 6.4.10.1 for eligible Short-term accommodation and Multiple dwelling development
- Reference updates, including in relation to Freight Dependent Development.

*Schedule 7 and OV3 Mapping*

- Inclusion of 16 Wharf Street, Ipswich, the former Ipswich Baby Clinic in Schedule 7 and OV3 mapping as an individual place of local significance, being a historically important building, one of only 10 State-run baby clinics constructed between 1923 and 1930
- Inclusion of 81 East Street, Ipswich (known as 7 Court Street, Ipswich), the former Medical Superintendents Residence in Schedule 7 and OV3 mapping as an individual place of local significance, being a rare example of an intact wartime residential building and prominent landmark
- Other corrections of Schedule 7 listings and OV3 mapping, including:
  - o inclusion of the listing information for 5 John Street, Rosewood on the listing for 7-9 John Street and removal of mapping from 5 John Street
  - o removal of the mapping listing for 9 Roderick Street, Ipswich (historic tree is no longer on the site);

- o removal of the listing and mapping from 68 Lunds Road, Mt Mort (incorrectly mapped)
- o removal of the listing and mapping from 326 Mt Forbes Road, Ebenezer (house relocated to Walloon)
- o removal of the listing and mapping from 164-190 Marburg Quarry Road, Marburg (silo and hay shed removed)

The heritage research informing the two new listings is contained in **Attachment 1 - Heritage Research for Proposed New Locally Listed Places**. It is also the view of officers that there are sufficient grounds also for consideration for State listing, however, this is outside of the scope of this report which identifies the local significance of the place for local listing.

In relation to the proposed listing of the historical clinic at 16 Wharf Street, Ipswich, it is noted that Warwick contains a local listing, and two others are state listed (at Maryborough and Gympie). Additional history regarding the historical importance of these buildings is also available from Picture Ipswich at <https://www.pictureipswich.com.au/nodes/view/37421>.

*Other minor amendments that do not materially affect the instrument*

- Text corrections, minor wording additions, updates of various links (internal and external), and corrections to definitions and pop-ups
- Correction of various grammatical and spelling errors, including numbering and referencing
- Updating of formatting for consistency and readability, including in tables
- Improvements to explanatory wording, including to editor's notes and notes
- Minor changes to correct figures.

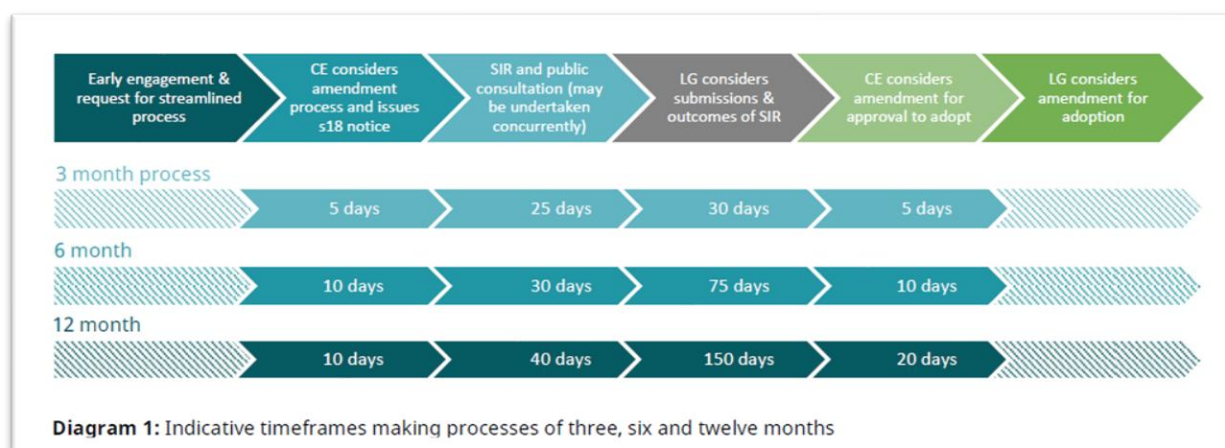
These amendments are further detailed in **Attachment 2 – Amendment Package 1 Change Report**, which includes change reasons and tracked changes for each change to the current planning scheme. The associated mapping changes are also included in this attachment.

The amendments will also be available to view from the online planning scheme platform during public consultation.

**Amendment Process and Timeline**

Under Section 18 (s18) of the *Planning Act 2016*, the State Government has included the ability to streamline the planning scheme amendment process for major amendments using a tailored process for plan making. A s18 amendment places greater emphasis on early engagement and opportunity for state agencies to opt out of participating in the formal state interest review (SIR) step. The intent of a s18 application is to expedite planning amendments, tailored to the needs of the local government.

The timeframes for a s18 amendment can range from 3 months, for simple low risk changes with minimal or no impacts on state interests, to 12 months for complex amendments impacting on multiple state interests.



The proposed changes in Amendment Package 1 include a range of category changes under the Minister's Guidelines and Rules (MGR), including major, minor and administrative changes. While most of the proposed amendments are administrative or minor in nature, components such as the changing of levels of assessment are considered a major amendment under the MGR. As such, for the purposes of maintaining a single amendment package for the first round of amendments, it is proposed to use the s18 streamlined amendment process.

Council officers met with State officers from the Planning Services, Planning Group, Department of State Development, Infrastructure and Planning initiating the commencement of early state engagement on 24 October 2025 to provide a briefing on the proposed s18 amendment and to discuss the preferred process. This included discussion of:

- the content of the proposed amendment package;
- streamlining the process based on the 3-month process (noting that public consultation is unlikely able to commence until the new year based on initial processing time);
- undertaking concurrent public consultation and State interest review (generally agreed in principle);
- encouraging state agencies to 'opt out' of the formal state interest review process (generally agreed in principle - with referral to Queensland Health remaining likely to consider the listing of 7 Court Street, Ipswich); and
- the use of lower delegations to streamline approval processes (generally agreed in principle).

Attachment 3 - Proposed s18 Chief Executive Notice - Amendment Package 1, has been prepared as the preferred process in consultation with the State. The s18 notice remains subject to final approval by the Chief Executive for the Department of State Development, Infrastructure and Planning.

This process will include formal public consultation for 20 business days in accordance with the community engagement plan included in the proposed s18 notice, or as amended by the State.

It is proposed that the Manager, City Design be authorised to make any further administrative amendments necessary prior to the final adoption of the Ipswich City Plan.

Administrative amendments do not require State interest review or public notification, and are defined in the MGR as an amendment that:

- (a) the local government is satisfied corrects or changes—
  - (i) an explanatory matter about the instrument;
  - (ii) the format or presentation of the instrument;
  - (iii) a spelling, grammatical or mapping error in the instrument that does not materially affect the remainder of the instrument;
  - (iv) a factual matter incorrectly stated in the instrument;
  - (v) a redundant or outdated term in the instrument;
  - (vi) inconsistent numbering of provisions in the instrument;
  - (vii) cross-references in the instrument; or
- (b) the local government makes to amend a statement that a regional plan or the SPP is appropriately integrated, in whole or in part, in the planning scheme, if the Minister has advised the local government that the planning scheme appropriately integrates the regional plan or the SPP.

## LEGAL IMPLICATIONS

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

*Planning Act 2016*

*Planning Regulation 2017*

## POLICY IMPLICATIONS

This amendment package is seeking to undertake predominantly operational, minor or administrative amendments to correct or improve the functioning of the *Ipswich City Plan 2025*. No major changes to the established policy of the city plan are proposed and are considered minor in nature. The proposed amendments remain consistent with the plans and strategies that informed the preparation of the *Ipswich City Plan 2025*.

## RISK MANAGEMENT IMPLICATIONS

There is a risk that the inclusion of 7 Court Street, the former Medical Superintendent's Residence in Schedule 7 and OV3 mapping, over State owned land may delay the State review of the amendment package. Early engagement has identified this as a potential risk to the timeframes. This risk can be mitigated by separating the listing from the package if required by the State so as to permit the amendment to proceed and look at alternate pathways for listing or protection with the State.

## FINANCIAL/RESOURCE IMPLICATIONS

There are no additional finance and resource implications associated with the preparation and adoption of the amendments into the *Ipswich City Plan 2025* beyond existing budget

and operational resourcing. There will only be minor financial impacts, covered by the 2025-2026 budget, associated with public notification and adoption notice requirements.

## COMMUNITY AND OTHER CONSULTATION

Formal public consultation is required to be undertaken as part of the s18 amendment process as detailed above. It is proposed to undertake this consultation consistent with the standard requirements of the Minister's Guidelines and Rules, providing 20 business days for the public to review the proposed changes and make submissions, reflecting the operational and minor nature of the amendments. Targeted consultation and individual letters to landowners of properties proposed to be listed in Schedule 7 and reflected in OV3 as Individual Places of Significance will take place prior to and during formal consultation.

## CONCLUSION

It is recommended that Council resolve to endorse the draft Chief Executive s18 notice and proposed Amendment Package 1 to proceed to state interest review and public consultation.

## HUMAN RIGHTS IMPLICATIONS

| HUMAN RIGHTS IMPACTS                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OTHER DECISION                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| (a) What is the Act/Decision being made?                                                               | The recommendations relate to the endorsement of proposed Amendment Package 1, to go through a s18 amendment, State review, and public consultation.                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| (b) What human rights are affected?                                                                    | The recommendations of this report seek Council to endorse the proposed Amendment Package 1 for State review and public consultation in accordance with the <i>Planning Act 2016</i> through a s18 amendment process. The formal statutory public consultation process requires the assessment of public submissions prior to final adoption of the amendments. A further assessment of human rights will form a component of the final report seeking Council's resolution to formally adopt the amendments following the consideration of any submissions received and State interest review. |
| (c) How are the human rights limited?                                                                  | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| (d) Is there a good reason for limiting the relevant rights?<br>Is the limitation fair and reasonable? | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| (e) Conclusion                                                                                         | The decision is consistent with human rights.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |



## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

|    |                                                                                                                                                                 |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Heritage Research for Proposed New Locally Listed Places <a href="#">↓</a>   |
| 2. | Amendment Package 1 Change Report <a href="#">↓</a>                            |
| 3. | Proposed s18 Chief Executive Notice - Amendment Package 1 <a href="#">↓</a>  |

Richard de Vries

**SENIOR PLANNING OFFICER (STRATEGIC)**

I concur with the recommendations contained in this report.

Garath Wilson

**CITY PLANNING MANAGER**

I concur with the recommendations contained in this report.

Nathan Rule

**MANAGER, CITY DESIGN**

I concur with the recommendations contained in this report.

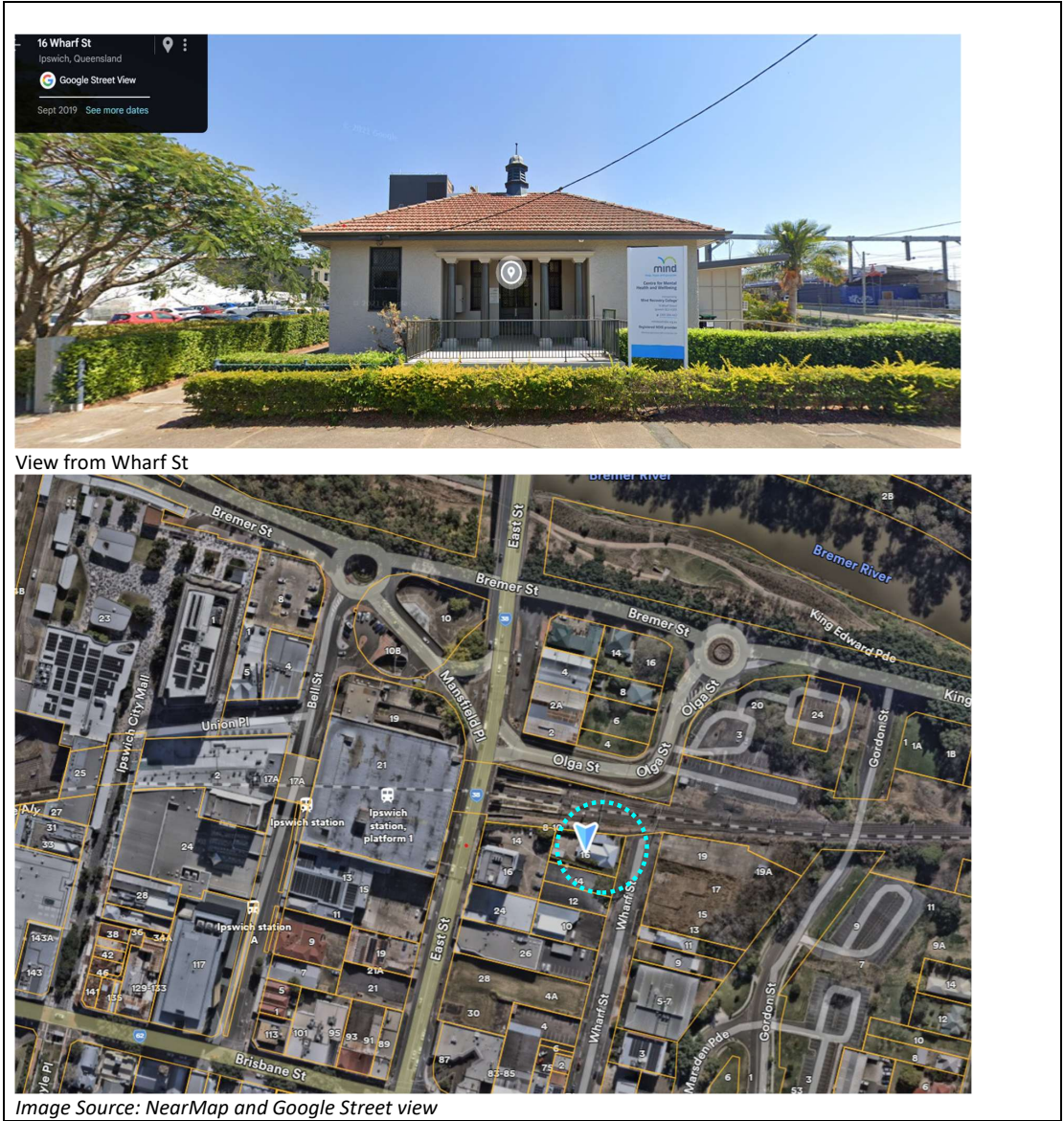
Brett Davey

**GENERAL MANAGER (PLANNING AND REGULATORY SERVICES)**

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

**Proposal for New Locally Listed Place**  
**Revision 01 – 25 September 2025**

**Heritage Place: (Former) Ipswich Baby Clinic, 16 Wharf Street, Ipswich**



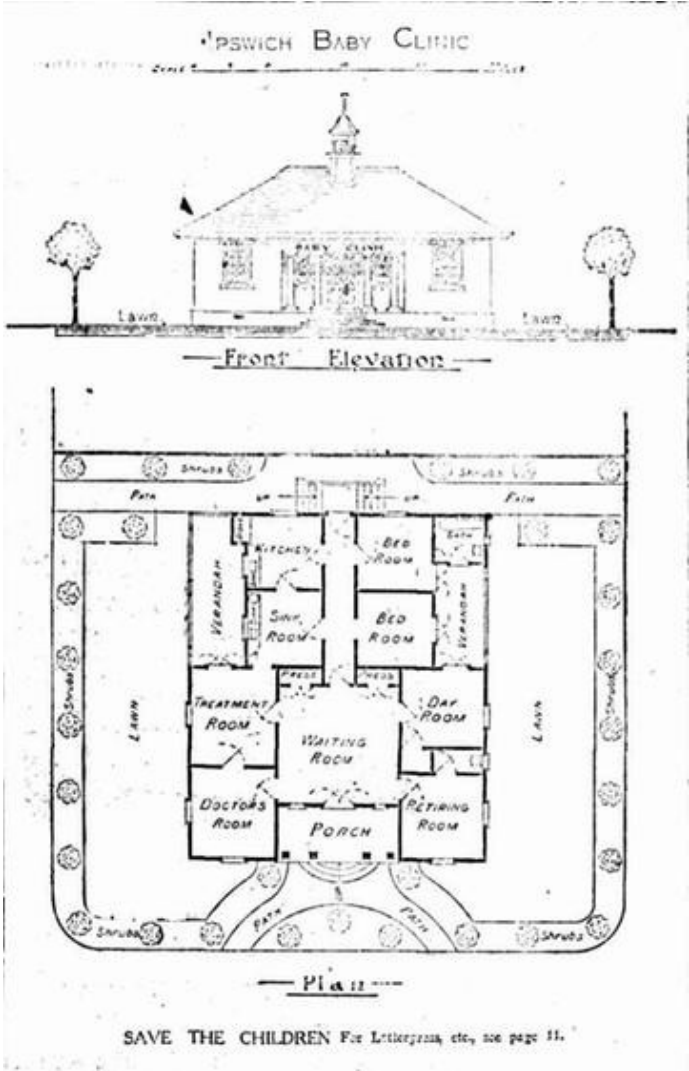
|               |                                                        |
|---------------|--------------------------------------------------------|
| RPD           | RPD: L29 I16264                                        |
| Address       | 16 Wharf St Ipswich                                    |
| Title/ Former | Ipswich Baby Clinic; Maternal & Child Welfare Clinic   |
| Current Name  | Mind Australia: Centre for Mental Health and Wellbeing |

**Proposal for New Locally Listed Place**  
**Revision 01 – 25 September 2025**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Description</b>       | Year of Construction: 1923                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                          | Method of Construction: Masonry, concrete, tiled roof                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                          | Originality: Exterior is intact, interior not inspected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                          | Architect/ Builder: Department of Public Works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Overview</b>          | The Ipswich Baby Clinic was officially opened on Monday, 10 December 1923, marking a significant step in Queensland's early public health initiatives. It was one of ten State-run baby clinics constructed between 1923 and 1930, all following a standard architectural design aimed at promoting maternal and infant welfare. Of these ten clinics, two are now listed on the Queensland Heritage Register, one has been demolished, and another is recognised on a local heritage register—highlighting the varied fates of these historically important buildings.                                                                                                                                                                                                                                                                                                           |
|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Basis for Listing</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Criterion 1</b>       | <b>Historical Significance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                          | <p>The former Ipswich Baby Clinic, opened in 1923, reflects the Queensland Government's proactive response to rising concerns about infant mortality and maternal health during the 1920s. As part of a broader public health movement, the clinic provided essential services to mothers and babies, including medical care, education in infant welfare, and guidance on domestic hygiene.</p> <p>Established under the Maternity Act 1922, the Ipswich Baby Clinic was one of ten purpose-built facilities constructed across Queensland to deliver maternal and infant health services at a local level. As the central hub for such services in the Ipswich region, the clinic played a vital role in improving early childhood outcomes and raising public awareness of health and hygiene practices among mothers and families.</p>                                        |
| <b>Criterion 3</b>       | <b>Typological Significance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                          | In its form, fabric, materials, and layout, the former Ipswich Baby Clinic (1923) demonstrates the principal characteristics of the Queensland Department of Public Works' standard design for regional baby clinics of the 1920s. These include its domestic scale and modest classical influences; symmetrical front elevation; masonry construction with a timber-framed hipped roof and prominent ventilation fleche; open front porch; and a functional internal layout. The use of robust materials and simple detailing—such as roughcast render, terracotta roof tiles, glazed doors, multi-light casement windows, and fanlights—further reflects the Department's architectural approach to public health buildings of the period. Its central location, adjacent to the railway station, is characteristic of the siting principles applied to early regional clinics. |
| <b>Criterion 4</b>       | <b>Aesthetic Significance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                          | The former Ipswich Baby Clinic has aesthetic significance as a well-designed building with a domestic scale and character appropriate to its original function. Its classical architectural features—including a symmetrical composition, open central porch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

Proposal for New Locally Listed Place  
Revision 01 – 25 September 2025

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | <p>with columns, and a hipped roof topped by a prominent fleche—contribute to its visual appeal and reflect the design principles employed by the Queensland Department of Public Works during the 1920s.</p> <p>The building’s street-facing elevations—including its modest porch and distinctive fleche—are best viewed from Wharf Street. With its restrained proportions, thoughtful form, and traditional materials, the building makes a significant contribution to the character of the streetscape.</p> |
| Owners Support | No communication with owner undertaken to date.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |



The Sunday Mail, Brisbane, June 3, 1923



Proposal for New Locally Listed Place  
Draft 01 September 2025

Heritage Place:

**(Former) Medical Superintendent's Residence, Ipswich Hospital, Court St, Ipswich**

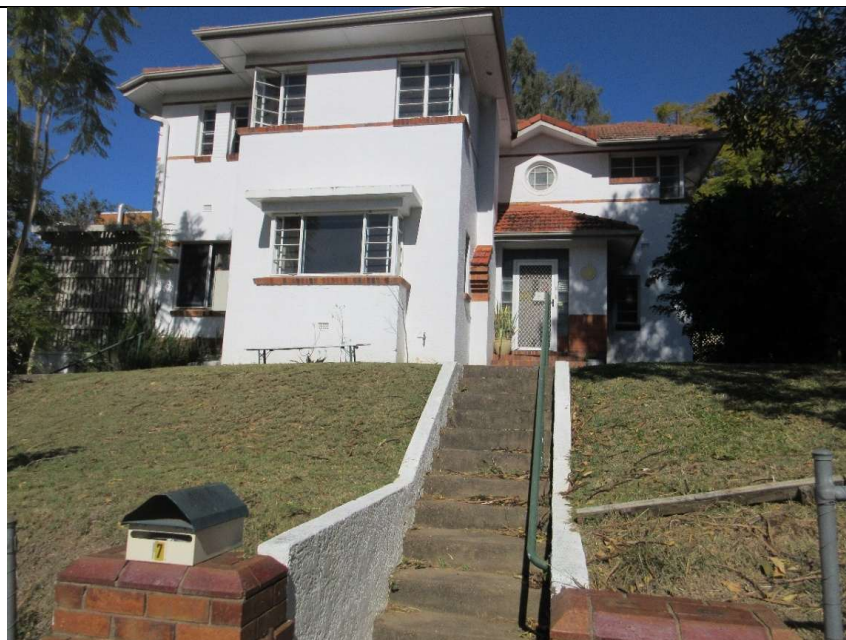


Image Source: (applicants own) Primary Elevation from Court St



Image Source: (applicants own) View from Nicholas Street (Brisbane CBD in background)



**Proposal for New Locally Listed Place**  
**Draft 01 September 2025**

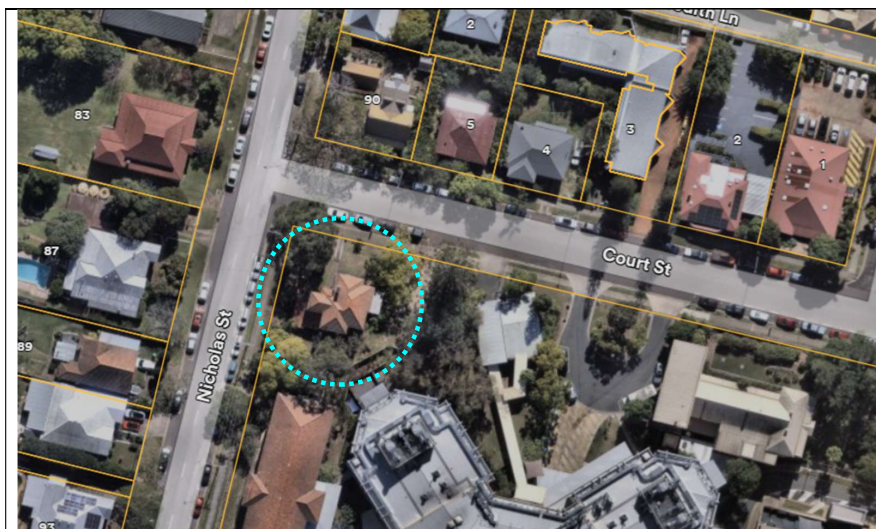


Image Source: (Google maps) Site location on corner of Court and Nicholas st Ipswich

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RPD</b>               | PPN 74613 Lot plan 410 SL8088                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Address</b>           | 7 Court St Ipswich / 81 East St Ipswich 4305                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Title/ Former</b>     | Medical Superintendent's Residence                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Current name</b>      | Medical Superintendent's Residence (former). Currently unoccupied                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Description</b>       | <p>Year of Construction: 1941</p> <p>Method of Construction: Rendered Brick &amp; Tile</p> <p>Originality: appears highly intact externally, internal condition unknown</p> <p>Architect/ Builder: <b>Douglas Francis Woodcraft Roberts (1906 - 1941)</b><br/>later construction supervision by Conrad Gargett and A.A. Newell (Builder)</p>                                                                                                                                                                   |
| <b>Overview</b>          | <p>Building constructed on an elevated site within Ipswich Hospital grounds for the medical superintendent. This dwelling replaced former Superintendent dwelling demolished to facilitate hospital expansion. (Dr David Trumpy). Trumpy was instrumental in selecting the site and approving the design. The Trumpy household was first to inhabit, and Trumpy held the position of medical superintendent for 47 years and oversaw considerable change/modernisation at the hospital during this period.</p> |
| <b>Basis for Listing</b> | <p>As a <b>rare example</b> of an intact wartime residential building, with strong association with significant individuals: architect/builder, and medical superintendents.</p> <p>Located on a prominent site alongside residential buildings of other eras, it provides <b>landmark qualities</b> on important civic Stret (Nicholas) and contributes to a significant streetscape, viewshed of Denmark Hill.</p>                                                                                           |

**Proposal for New Locally Listed Place**  
**Draft 01 September 2025**

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | <p>Dwelling contributes to the Demark Hill character area and illustrates the importance of the role of the hospital and Superintendent in the Ipswich community.</p> <p>Located opposite the locally listed house, The Chestnuts (1860s) and in close visual proximity to the St Pauls Lutheran Church by Karl Langer (1971) the unique dwelling <b>contributes greatly to the premium yet eclectic residential character of the precinct.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Criterion 1</b> | <b>Historical Significance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                    | <p>The building was constructed at a time (1941) when Australia was at war, but nevertheless the Department of Health and Home affairs allocated funds to its construction, suggesting that the role of medical superintendent in a regional locality was highly valued. The relationship of the building as a residence to a number of prominent hospital employees demonstrates a longevity of the building. The role played by Dr Trumpy during his 47-year residency at the hospital was significant, and later by Dr Terrence Mulhern and Dr Llew Edwards.</p> <p>The building represents the work of one of Queensland's well known and recognised architects: <b>Douglas Francis Woodcraft Roberts (1906 - 1941)</b> Roberts is attributed to a number of buildings that have been formally recognised with State and Local listings as significant examples of architectural merit.</p> |
| <b>Criterion 2</b> | <b>Scientific Significance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                    | Further research required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Criterion 3</b> | <b>Typological Significance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                    | <p>The building is an uncommon example of late Art-Deco style moving towards a modernist aesthetic. Dwelling continues the development of Roberts international style upon earlier works such as Chateau Nous (Ascot Qld) Unique dwelling style in Ipswich accentuating its purpose as a dwelling specifically built for prominent medical and civic leader.</p> <p>Dwelling style unrepresented in the local area – due to the difficulty of obtaining both labour and materials during the early war years, very few buildings of this type were built, showing a level of restraint in design not shared by earlier Art-Deco constructions, but retaining many of its components.</p>                                                                                                                                                                                                        |
| <b>Criterion 4</b> | <b>Aesthetic Significance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                    | <p>The building shows a highly considered architectural form and composition with high quality execution and contributes greatly to Denmark Hill and streetscape qualities. The location of the building fence and established garden facing the intersection of (Court and Nicholas) on long rising streets providing a significant landmark and civic marker for the adjoining precincts. The dwelling remains a landmark between the Hospital and the premium residential neighbourhood of Denmark Hill sharing its prominent location with other residences representing various eras ranging from 1860s to 1930s. The dwellings distinct form significantly contributes to this unique streetscape and is continued through its level of intactness and integrity to the original Architect's design.</p>                                                                                  |

**Proposal for New Locally Listed Place**  
**Draft 01 September 2025**

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       | Sight lines over the surrounding landscape, with vistas to the Brisbane CBD reinforce the considered positioning of the building on the hospital campus to maximise prospect, offer premium residential amenity and strengthen the perception of a strong connection to the civic and health authorities in Brisbane.                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Criterion 5</b>    | <b>Spiritual Significance</b><br>The building reflects the evolution of the health campus and its connection to Hospital staffing and in turn their standing within the general Ipswich community. Located adjacent to Nurses accommodation the building illustrates the housing of workers to deliver health services and the importance placed upon these roles. The prominent position on Nicholas St and quality of design reflects the social standing of the hospital superintendent as both health authority and community leader. The highly intact external appearance of the building contributes to the contemporary interpretation of the evolution of the broader City and the Health campus and the remaining Heritage components preserved within. |
| <b>Owners Support</b> | No communication with owner (West Moreton Health) undertaken to date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

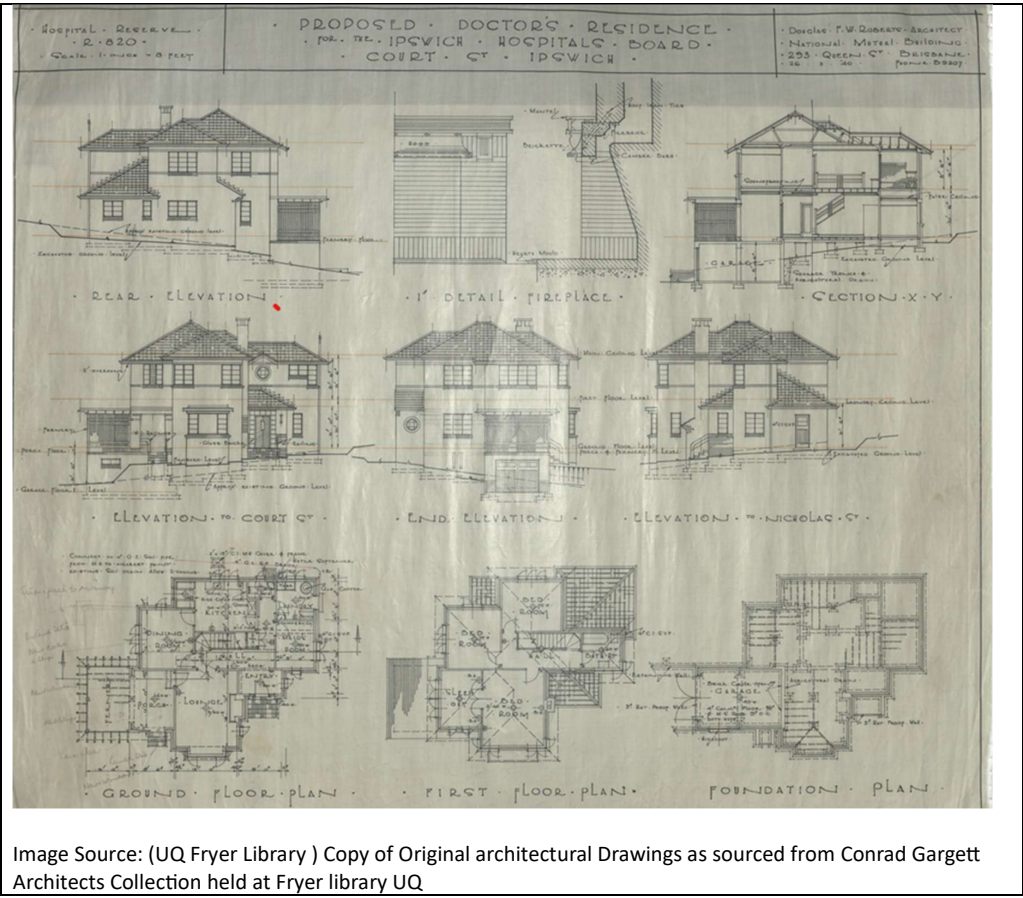


Image Source: (UQ Fryer Library ) Copy of Original architectural Drawings as sourced from Conrad Gargett Architects Collection held at Fryer library UQ



## ***Ipswich City Plan 2025***

### **Amendment - Amendment Package 1 - s18 Tailored Process**

Predominantly operational, minor or administrative amendments to correct or improve the functioning of the Ipswich City Plan 2025. Includes:

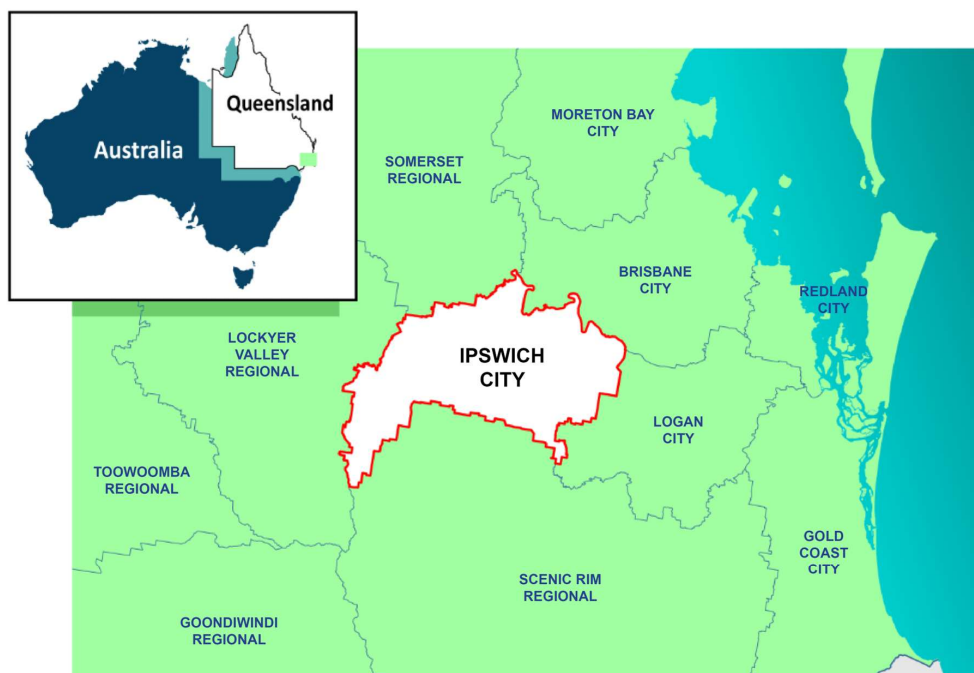
- Increased efficiency (addressing matters that weren't intended)
- Functional improvement and clarity (making things clearer and simpler)
- Enhancements to character provisions (2 new listings; improved operation of code)
- Editorial matters (fixing spelling, grammar, numbering, formatting)

s18 '3 Month Process' Tailored Process

### **Part 1 About the Planning Scheme**

#### **1.1 Introduction**

**Reason for change:** Correction of map to add Redland City



#### **1.2.3 Punctuation**



**Reason for change:** the format or presentation of the instrument clarifying the operation of the punctuation rules in a list.

(1) A word followed by **and** or **and** is considered to be **and**.

**Reason for change:** the format or presentation of the instrument

(2) A word followed by **or** means either or both options can apply.

## Part 4 Local Frameworks \ 4.2.5 Area 5 - Bellbird Park and Redbank Plains

### 4.2.5.1 Application

**Reason for change:** Link update

(2) When using this code, reference should be made to **Part 5.2** – Reading the Tables and Part 5.3 – Categories of Development and Assessment to determine the requirements for assessment of particular development.

## Part 4 Local Frameworks \ 4.2.12 Area 13 - Ipswich

### 4.2.12.2 Local Framework Context

**Reason for change:** An explanatory matter about the instrument clarifying the colloquialism of the area to which 'Top of Town' is spatially defined.

(1) Local Framework - Area 13 Ipswich is a diverse area, comprising a range of established uses and developing areas including:

- a. the Ipswich Principal Centre as the historical, cultural and administrative heart of Ipswich;
- b. regional medical facilities of Ipswich hospital and St Andrews private hospital, and other state and private health and community facilities and services;
- c. a specialised centre comprising the University of Queensland campus and Ipswich showgrounds;
- d. substantial social infrastructure and community facilities such as the Ipswich Magistrates and District Court, Ipswich central library and children's library, performance and arts facilities;
- e. a concentration of public and private primary and secondary educational establishments;
- f. areas for established residential, higher density living opportunities of medium density and high density residential;
- g. substantial residential and commercial character areas and numerous places of State and local character significance;
- h. citywide park infrastructure of the Riverheart Parklands, Queens Park (including the Ipswich nature centre) and Limestone Park;
- i. state significant conservation parks of Denmark Hill Regional Park and Woodend Conservation Park (Ipswich Pteropus Conservation Park) gazetted under the *Nature Conservation Act 1992*, and areas of native vegetation along the Bremer River and Deebing Creek;
- j. Top of Town Precinct, being the area bounded by Burnett Street (to west), the railway line and Ellenborough Street (to east) and containing properties primarily fronting Brisbane Street (but also including those fronting few properties fronting West & Waghorn Streets along with 13-17 Ellenborough Street).

*ShapingSEQ* identifies the Ipswich Principal Centre as a Principal Regional Activity Centre forming part of a Regional Economic Cluster (REC), with a key focus on the on-going growth and development of the centre for commercial and professional services, retail and civic activities, and health and tertiary





education in the form of a knowledge and technology precinct providing high-level health, education, and research services, and facilities associated with the University of Southern Queensland university campus, Ipswich Hospital and St Andrews Private Hospital. Some of the land within the area is affected by constraints, including cultural heritage, flooding and the operational airspace associated with RAAF Base Amberley. The Area contributes to the achievement of the *iFuture* community vision as detailed below.

#### 4.2.12.4 Specific Benchmarks for Assessment

**Reason for change:** is of a minor nature that does not include zoning changes to clarifying the spatial area of Top of Town.

##### Top of Town **Precinct**

**Reason for change:** is of a minor nature that does not include zoning changes and coincides with changes to OV6 Height and Density Overlay to clarify the height transition. This is a long standing provision of the 2006 Ipswich Planning Scheme arising from the City Centre Masterplan.

##### PO2.12

Development ~~in the 5 storey transitional building height area of the Height and Density Overlay Map~~ responds to the transition in topography between Brisbane Street and Limestone Street by maintaining the appearance of 2 storeys to both street frontages.

##### AO2.12

The building height of development is in accordance with the Building Height and Density Overlay Map.

#### Part 4 Local Frameworks \ 4.2.13 Area 14 - Booval and Surrounds

##### 4.2.13.3 Purpose and Overall Outcomes

**Reason for change:** Grammatical correction

(1) The purpose of Local Framework – Area 14 is to:

- a. facilitate growth by capitalising on the consolidation, intensification and diversification of the Booval Major Centre and its surrounds by supporting a mixed-use main street that connects the Booval Shopping Centre precinct to the Booval Railway Station;
- b. promote additional density **roundaround** the Area's railway stations and the Booval Major Centre whilst balancing this additional density with the protection of existing character housing stock;
- c. maintain the density and form expectations for Established Suburban Neighbourhoods, protecting the established detached housing form, lot sizes and vegetated front and back yards in Basin Pocket, North Booval, Silkstone and East Ipswich, while providing some opportunity for intensification in selected areas; and
- d. identify the major features and constraints that have an impact on the pattern of development for the Area, minimising the impact of past mining and flooding.

#### Part 4 Local Frameworks \ 4.2.20 Area 21 - One Mile and Leichhardt

##### 4.2.20.3 Purpose and Overall Outcomes



**Reason for change:** Grammatical correction

(8) **Natural Places** Significant environmental management and recreation areas are located along the Bremer River, providing substantial riparian ecological corridors ~~indispersed~~ interspersed with parkland and sportsgrounds.

## Part 5 Categorisation Tables \ 5.3 Categories of Development and Assessment

### 5.3.2 Determining the category of development and assessment

**Reason for change:** is of a minor nature that does not include zoning changes to clarify that OV4 applies to the whole site to achieve and active frontage outcome.

(6) Where development is proposed on premises partly affected by an overlay, ~~other than OV4 - Active Frontage Overlay~~, the category of development or level of assessment for the overlay only relates to the part of the premises affected by the overlay.

## Part 5 Categorisation Tables \ 5.5 Categories of Development and Assessment - Material Change Of Use

### 5.5.2 Category of Development and Level of Assessment for Uses in the Residential, Township and Emerging Community Zones

**Reason for change:** updated to align with the Planning Regulation – OV3 Character overlay will make these uses code consistent with the Regulation

| Activity Group                                                                                                                                                                                          | Defined Use                      | Low-medium Density Residential Zone | Medium Density Residential Zone | High Density Residential Zone | Low Density Residential Zone | Character Residential Zone | Township Zone | Emerging Community Zone |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|---------------------------------|-------------------------------|------------------------------|----------------------------|---------------|-------------------------|
| Accommodation uses in residential, township and emerging community zones<br>Where accommodation uses in residential, township and emerging community zones exceed the designated height requirements in | <b>Caretaker's accommodation</b> | ADSR                                | ADSR                            | ADSR                          | ADSR                         | ADSR                       | ADSR          | ADSR                    |
|                                                                                                                                                                                                         | <b>Dual occupancy</b>            | ADSR                                | ADSR                            | CodeADSR                      | ADSR                         | ADSR                       | ADSR          | ADSR                    |
|                                                                                                                                                                                                         | <b>Dwelling house</b>            | ADSR                                | ADSR                            | CodeADSR                      | ADSR                         | ADSR                       | ADSR          | ADSR                    |
|                                                                                                                                                                                                         | <b>Dwelling unit</b>             | ADSR                                | ADSR                            | CodeADSR                      | ADSR                         | ADSR                       | ADSR          | ADSR                    |
|                                                                                                                                                                                                         | <b>Home-based business</b>       | ADSR                                | ADSR                            | ADSR                          | ADSR                         | ADSR                       | ADSR          | ADSR                    |
|                                                                                                                                                                                                         | <b>Multiple dwelling</b>         | Code                                | Code                            | Code                          | Code                         | Code                       | Code          | Code                    |
|                                                                                                                                                                                                         | <b>Relocatable home park</b>     | Impact                              | Impact                          | Impact                        | Impact                       | Impact                     | Impact        | Code                    |
|                                                                                                                                                                                                         | <b>Residential care facility</b> | Code                                | Impact                          | Impact                        | Impact                       | Impact                     | Impact        | Impact                  |



|                                                                                                                  |                                     |      |      |      |      |        |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------|------|------|------|------|--------|
| Overlay OV6<br>Building height<br>and density, the<br>level of<br>assessment<br>becomes<br>Impact<br>assessable. | <b>Retirement<br/>facility</b>      | Code | Code | Code | Code | Impact |
|                                                                                                                  | <b>Rooming<br/>accommodation</b>    | ADSR | ADSR | ADSR | ADSR | ADSR   |
|                                                                                                                  | <b>Short-term<br/>accommodation</b> | Code | Code | Code | Code | Code   |

### 5.5.3 Category of Development and Level of Assessment for Uses in the Industry and Specialised Centre Zones

**Reason for change:** Requires additional tests for development to be ADSR of which within an existing building is only one requirement.

| Activity Group                                       | Defined Use                             | Low Impact Industry Zone                       | Medium Impact Industry Zone                    | Industry Investigation Zone                    | Specialised Centre Zone                        |
|------------------------------------------------------|-----------------------------------------|------------------------------------------------|------------------------------------------------|------------------------------------------------|------------------------------------------------|
| Centres uses in industry or specialised centre zones | <b>Adult store</b>                      | ADSR                                           | ADSR                                           | ADSR                                           | Impact                                         |
|                                                      | <b>Agricultural supplies store</b>      | ADSR                                           | ADSR                                           | Code                                           | Impact                                         |
|                                                      | <b>Bar</b>                              | Code                                           | Code                                           | Code                                           | Code                                           |
|                                                      | <b>Car wash</b>                         | ADSR                                           | ADSR                                           | Code                                           | Impact                                         |
|                                                      | <b>Food and drink outlet</b>            | Code                                           | Code                                           | Code                                           | Code                                           |
|                                                      | <b>Function facility</b>                | Code                                           | Code                                           | Code                                           | Code                                           |
|                                                      | <b>Garden centre</b>                    | ADSR                                           | ADSR                                           | Code                                           | Impact                                         |
|                                                      | <b>Hardware and trade supplies</b>      | ADSR                                           | ADSR                                           | Code                                           | Impact                                         |
|                                                      | <b>Hotel</b>                            | Code                                           | Code                                           | Code                                           | Impact                                         |
|                                                      | <b>Indoor sport and recreation</b>      | ADSR                                           | ADSR                                           | ADSR                                           | Code                                           |
|                                                      | <b>Market</b>                           | Code                                           | Code                                           | Code                                           | Code                                           |
|                                                      | <b>Nightclub entertainment facility</b> | ADSR                                           | ADSR                                           | Code                                           | Impact                                         |
|                                                      | <b>Office</b>                           | Accepted (if in an existing building)ADSR Code | Accepted (if in an existing building)ADSR Code | Accepted (if in an existing building)ADSR Code | Accepted (if in an existing building)ADSR Code |
|                                                      | <b>Outdoor sales</b>                    | ADSR                                           | ADSR                                           | ADSR                                           | Impact                                         |
|                                                      | <b>Parking station</b>                  | Accepted                                       | Accepted                                       | Accepted                                       | Code                                           |



|  |                           |                                                |                                                |                                                |        |
|--|---------------------------|------------------------------------------------|------------------------------------------------|------------------------------------------------|--------|
|  | <b>Sales office</b>       | Code                                           | Code                                           | Code                                           | Code   |
|  | <b>Service station</b>    | Code                                           | Code                                           | Code                                           | Impact |
|  | <b>Shop</b>               | ADSR                                           | ADSR                                           | ADSR                                           | Code   |
|  | <b>Showroom</b>           | Accepted (if in an existing building)ADSR Code | Accepted (if in an existing building)ADSR Code | Code                                           | Impact |
|  | <b>Theatre</b>            | Code                                           | Code                                           | Code                                           | ADSR   |
|  | <b>Veterinary service</b> | Accepted (if in an existing building)ADSR Code | Accepted (if in an existing building)ADSR Code | Accepted (if in an existing building)ADSR Code | Impact |

## Part 5 Categorisation Tables \ 5.7 Categories of Development and Assessment - Building Works and Operational Works

### 5.7.1

#### Categories of Development and Assessment – Building Works

**Reason for change:** a factual matter incorrectly stated in the instrument which results in incorrect triggering of building works as Code Assessable

| Development Type - Building Work                                                                                                                                                                                                                                 | Level of Assessment | Category of Development and Assessment Benchmarks and Required Outcomes |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------|
| Where for a Dual occupancy or a Dwelling house                                                                                                                                                                                                                   | ADSR                | Dwelling House and Dual Occupancy Code                                  |
| Where within the Character Places and Areas Overlay                                                                                                                                                                                                              | See Part 5.9.3      | Character Places and Areas Overlay Code                                 |
| Where within the Active Frontages Overlay                                                                                                                                                                                                                        | See Part 5.9.4      | Active Frontages Overlay Code                                           |
| Where within the designated Bushfire Prone Area<br>Note: Land identified in a bushfire hazard area on the Bushfire Hazard Overlay Map is a designated Bushfire Prone Area for the purposes of the Building Code of Australia and the Queensland Development Code | See Part 5.9.8      | Bushfire Risk Areas Overlay Code                                        |
| Where within the Mining Influence Area                                                                                                                                                                                                                           | See Part 5.9.7      | Mining Influence Areas Overlay Code                                     |
| Where within an area of difficult topography or landslide                                                                                                                                                                                                        | See Part 5.9.9      | Difficult Topography and Landslide Overlay Code                         |
| Where within - Extreme, High and Medium Risk Flood Areas or an Overland Flow Area                                                                                                                                                                                | See Part 5.9.10     | Flood Risk and Overland Flow Overlay Code                               |
| All other building works (other than associated with a Material Change of Use)                                                                                                                                                                                   | ADSR                | The relevant Use Code                                                   |

## Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays \ 5.9.1 Biodiversity Overlay



### 5.9.1

#### Biodiversity Overlay – Categories of Development and Assessment

**Reason for change:** The format or presentation of the instrument to clarify the relevant components of the overlay triggering development are limited to mapped areas of Matters of Environmental Significance.

**Matters of Environmental Significance (MES)**

### Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays \ 5.9.3 Character Places and Areas Overlay

### 5.9.3

#### Character Places and Areas Overlay – Categories of Development and Assessment

**Reason for change:** Updated to improve the functionality of the code and require the assessment of secondary dwellings based on achieving the preservation of heritage values

|                        |                                                                                                                                                                                                |                                         |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Material Change of Use | <b>Accepted Development</b>                                                                                                                                                                    |                                         |
|                        | If the development:<br>a. is <del>made</del> Accepted Development in the zone; <del>or</del> and<br>b. does not include building works.                                                        | Not applicable                          |
|                        | <b>Code Assessable</b>                                                                                                                                                                         |                                         |
|                        | <del>All</del><br><u>If:</u><br>a. Dwelling house (including secondary dwelling);<br>b. Dual occupancy; or<br>c. <del>all</del> other development <del>that is not</del> Accepted Development. | Character Places and Areas Overlay Code |

**Reason for change:** correction of the assessment triggers to ensure that building works are tested against the Required Outcomes for Accepted Development.

|                     |                                                                                                                                                  |                                         |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Building Works only | <b>Accepted Development</b>                                                                                                                      |                                         |
|                     | <del>Minor building works and the</del> The demolition of a class 10 building <del>other than a building constructed during or before 1946</del> | Not applicable                          |
|                     | <b>Accepted Development Subject to Requirements</b>                                                                                              |                                         |
|                     | <del>Building</del> All other building works <del>carried out on a Dwelling house or Dual occupancy</del>                                        | Character Places and Areas Overlay Code |
|                     | <b>Code Assessable</b>                                                                                                                           |                                         |
|                     | <del>All other Building work including</del> If:<br>a. Dwelling house (for a secondary dwelling);                                                | Character Places and Areas Overlay Code |





|  |                                                                                                                                                                                                                                                                    |                     |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|  | <p>b. <u>building work for the demolition of a class 10 building constructed during or before 1946; or</u></p> <p>c. <u>building work for the</u> demolition of a building constructed during or before 1946 that has been destroyed or damaged beyond repair.</p> |                     |
|  | <b>Impact Assessable</b>                                                                                                                                                                                                                                           |                     |
|  | Demolition of a building constructed during or before 1946 (other than a class 10 building)                                                                                                                                                                        | Whole of the Scheme |

**Reason for change:** update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures

|                  |                                                            |                                                                      |
|------------------|------------------------------------------------------------|----------------------------------------------------------------------|
| Operational Work | <b>Accepted Development</b> <u>Subject to Requirements</u> |                                                                      |
|                  | All development <u>including for sloping topography</u>    | <u>Not applicable</u> <u>Character Places and Areas Overlay Code</u> |

**Reason for change:** improve functionality of table of assessment to capture listings for vegetation and the like

|                            |                                                                                                                                                                                                          |                                                |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <u>Building Works only</u> | <b>Accepted Development</b>                                                                                                                                                                              |                                                |
|                            | <p>The demolition of a class 10 building other than:</p> <p>a. <u>a building constructed during or before 1946; or</u></p> <p>b. <u>a building or structure included in a listing in Schedule 7.</u></p> | <u>Not applicable</u>                          |
|                            | <b>Code Assessable</b>                                                                                                                                                                                   |                                                |
|                            | <u>All other building works</u>                                                                                                                                                                          | <u>Character Places and Areas Overlay Code</u> |
|                            | <b>Impact Assessable</b>                                                                                                                                                                                 |                                                |
|                            | <p>Demolition of a building:</p> <p>a. <u>constructed during or before 1946 (other than a class 10 building); or</u></p> <p>b. <u>a building or structure included in a listing in Schedule 7.</u></p>   | <u>Whole of the Scheme</u>                     |

**Reason for change:** improve functionality of table of assessment and provide for ADSR pathway for building work

|  |                        |
|--|------------------------|
|  | <b>Code Assessable</b> |
|--|------------------------|



|                              |                                                                                                                                                                                                                                                                                                          |                                         |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| All <b>Other</b> Development | All <del>Building Work, except for demolition</del> <b>other development</b><br><small>Editor's Note: This includes works on or interfering with an individual places of a building constructed during local significance or before 1946 identified places of interest identified in Schedule 7.</small> | Character Places and Areas Overlay Code |
|                              | <b>Impact Assessable</b>                                                                                                                                                                                                                                                                                 |                                         |
|                              | Demolition of a building constructed during or before 1946                                                                                                                                                                                                                                               | Whole of the Scheme                     |

**Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays  
\ 5.9.4 Active Frontage Overlay**

**5.9.4**

**Active Frontage Overlay – Categories of Development and Assessment**

**Reason for change:** is of a minor nature that does not include zoning changes

|                        |                                                                                                                                                                |                              |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Material Change of Use | <del>Accepted Development</del>                                                                                                                                |                              |
|                        | <b>If the development is:</b><br>a. <del>a centres use in an existing building in a centre zone;</del><br>or<br>b. <del>does not include building works.</del> |                              |
|                        | <b>Accepted Development Subject to Requirements</b>                                                                                                            |                              |
|                        | All <del>other</del> development                                                                                                                               | Active Frontage Overlay Code |

**Reason for change:** is of a minor nature that does not include zoning changes

|                     |                                                                |                                                               |
|---------------------|----------------------------------------------------------------|---------------------------------------------------------------|
| Reconfiguring a Lot | <b>Accepted Development</b> <del>Subject to Requirements</del> |                                                               |
|                     | All development                                                | <del>Not applicable</del> <b>Active Frontage Overlay Code</b> |

**Reason for change:** is of a minor nature that does not include zoning changes

|                   |                                                                                |                              |
|-------------------|--------------------------------------------------------------------------------|------------------------------|
| Operational Works | <del>Code Assessable</del> <b>Accepted Development Subject to Requirements</b> |                              |
|                   | All development                                                                | Active Frontage Overlay Code |

**Reason for change:** is of a minor nature that does not include zoning changes

|                              |                                                              |                                     |
|------------------------------|--------------------------------------------------------------|-------------------------------------|
| <b>All Other Development</b> | <b>Code Assessable</b>                                       |                                     |
|                              | <b>All development that does not meet the benchmarks for</b> | <b>Active Frontage Overlay Code</b> |



|  |                                                     |  |
|--|-----------------------------------------------------|--|
|  | <u>Accepted Development Subject to Requirements</u> |  |
|--|-----------------------------------------------------|--|

**Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays  
\ 5.9.5 Growth Management Overlay**

**5.9.5**

**Growth Management Overlay – Categories of Development and Assessment**

**Reason for change:** Link update

|                        |                                                                                                                                                                                                                                    |                                |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Material Change of Use | <b>Accepted Development</b>                                                                                                                                                                                                        |                                |
|                        | If:<br>a. Rural activities;<br>b. Dwelling house or Dual occupancy;<br>c. Home-based business;<br>d. development is consistent with an approved Structure Plan; or<br>e. development is Accepted Development in the relevant zone. |                                |
|                        | <b>Code Assessable</b>                                                                                                                                                                                                             |                                |
|                        | All other development                                                                                                                                                                                                              | Growth Management Overlay Code |

**Reason for change:** Link update

|                     |                                                                                                                                                                               |                                |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Building Works only | <b>Accepted Development</b>                                                                                                                                                   |                                |
|                     | If:<br>a. Minor building works;<br>b. for a Dwelling house or Dual occupancy; or<br>c. development is for any Class 10 structure – carports, garages, pools and outbuildings. | Not applicable                 |
|                     | <b>Code Assessable</b>                                                                                                                                                        |                                |
|                     | All other development                                                                                                                                                         | Growth Management Overlay Code |

**Reason for change:** Link update

|                     |                                                             |                |
|---------------------|-------------------------------------------------------------|----------------|
| Reconfiguring a Lot | <b>Accepted Development</b>                                 |                |
|                     | If:<br>a. development is for the creation of one additional | Not applicable |



|  |                                                                                                                                 |                                |
|--|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
|  | lot on land existing at 1 January 2023; or<br>b. providing a legal point of access to a property via way of an access easement. |                                |
|  | <b>Code Assessable</b>                                                                                                          |                                |
|  | All other development                                                                                                           | Growth Management Overlay Code |

**Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays  
\ 5.9.6 Strategic Airports and Defence Activities Overlay**

**5.9.6**

**Strategic Airports and Defence Activities Overlay – Categories of Development and Assessment**

**Reason for change:** a factual matter incorrectly stated in the instrument as reference is to the incorrect overlay map.

|                        |                                                                                                                                                                                                                                                                                                                  |                                                                                 |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Material Change of Use | <b>Accepted Development Subject to Requirements</b>                                                                                                                                                                                                                                                              |                                                                                 |
|                        | Dwelling house (excluding secondary dwelling) if within:<br>a. a residential zone; and<br>b. the mapped existing and committed residential areas as identified on Overlay Map <del>OV4COV7C</del> 2029 Australian Noise Exposure Forecast (ANEF) Contours.<br>All other development that is not Code Assessable. | Strategic Airports and Defence Activities Overlay Code – Table 8.2.6.3.1: AO5.1 |
|                        | <b>Code Assessable</b>                                                                                                                                                                                                                                                                                           |                                                                                 |
|                        | If within the:<br>a. 25 ANEF contour or greater and:<br>i. Accommodation activity (excluding nature-based tourism, resort complex, rooming accommodation and short-term accommodation);<br>ii. Residential care facility;                                                                                        | Strategic Airports and Defence Activities Overlay Code                          |



|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | <ul style="list-style-type: none"> <li>iii. Educational establishment;</li> <li>iv. Childcare centre;</li> <li>v. Hospital; or</li> <li>vi. Health care service;</li> <li>b. 30 ANEF contour or greater and: <ul style="list-style-type: none"> <li>i. Hotel where providing accommodation;</li> <li>ii. Rooming accommodation;</li> <li>iii. Short-term accommodation;</li> <li>iv. Resort complex;</li> <li>v. Nature-based tourism;</li> <li>vi. Community activity; or</li> <li>vii. Place of worship;</li> </ul> </li> <li>c. 35 ANEF contour or greater and: <ul style="list-style-type: none"> <li>i. Office; or</li> </ul> </li> <li>d. 40 ANEF contour or greater and: <ul style="list-style-type: none"> <li>i. Low impact industry.</li> </ul> </li> </ul> |  |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

**Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays  
\ 5.9.7 Mining Influence Areas Overlay**

**5.9.7**

**Mining Influence Areas Overlay – Categories of Development and Assessment**

**Reason for change:** Link update

|                     |                                                                            |                                     |
|---------------------|----------------------------------------------------------------------------|-------------------------------------|
| Building Works only | <b>Accepted Development</b>                                                |                                     |
|                     | If involving:<br>a. a Class 10 building; or<br>b. Minor building work.     | Not applicable                      |
|                     | <b>Code Assessable</b>                                                     |                                     |
|                     | All other development (where within the Mining Influence Constrained Area) | Mining Influence Areas Overlay Code |

**Reason for change:** Link update

|                   |                             |                |
|-------------------|-----------------------------|----------------|
| Operational Works | <b>Accepted Development</b> |                |
|                   | If involving:               | Not applicable |





|  |                                                                                                                                                             |                                     |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|  | a. Operational Works in association with a Material Change of Use where the Material Change of Use is Accepted Development; or<br>b. an Advertising device. |                                     |
|  | <b>Code Assessable</b>                                                                                                                                      |                                     |
|  | All other development (where within the Mining Influence Constrained Area)                                                                                  | Mining Influence Areas Overlay Code |

**Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays  
\ 5.9.8 Bushfire Prone Areas Overlay**

**5.9.8**

**Bushfire Prone Areas Overlay – Categories of Development and Assessment**

**Reason for change:** Link update

|                     |                                                                                                                     |                                   |
|---------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Building Works only | <b>Accepted Development</b>                                                                                         |                                   |
|                     | If fully contained in an approved development envelope area; or For:<br>a. Dwelling house; or<br>b. Dual occupancy. | Not applicable                    |
|                     | <b>Code Assessable</b>                                                                                              |                                   |
|                     | All other development                                                                                               | Bushfire Prone Areas Overlay Code |

**Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays  
\ 5.9.9 Difficult Topography and Landslide Overlay**

**5.9.9**

**Difficult Topography and Landslide Overlay – Categories of Development and Assessment**

**Reason for change:** update to improve functionality of build works triggers to enable minor earthworks as ADSR

|                        |                                                                        |                |
|------------------------|------------------------------------------------------------------------|----------------|
| Material Change of Use | <b>Accepted Development</b>                                            |                |
|                        | If:<br>a. fully contained in an approved development envelope area; or | Not applicable |



|  |                                                                                                                         |                                                        |
|--|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
|  | b. does not include building works.                                                                                     |                                                        |
|  | <b>Accepted Development Subject to Requirements</b>                                                                     |                                                        |
|  | If in an area identified as having a slope of greater than 15 percent on the Difficult Topography and Landslide Overlay | Difficult Topography and Landslide Overlay Code        |
|  | <b>Code Assessable</b>                                                                                                  |                                                        |
|  | <u>All other development</u>                                                                                            | <u>Difficult Topography and Landslide Overlay Code</u> |

**Reason for change:** update to improve functionality of build works triggers to enable minor earthworks as ADSR

|                     |                                                                                                                         |                                                        |
|---------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| Building Works only | <b>Accepted Development</b>                                                                                             |                                                        |
|                     | If fully contained in an approved development envelope area                                                             | Not applicable                                         |
|                     | <b>Accepted Development Subject to Requirements</b>                                                                     |                                                        |
|                     | If in an area identified as having a slope of greater than 15 percent on the Difficult Topography and Landslide Overlay | Difficult Topography and Landslide Overlay Code        |
|                     | <b>Code Assessable</b>                                                                                                  |                                                        |
|                     | <u>All other building works</u>                                                                                         | <u>Difficult Topography and Landslide Overlay Code</u> |

**Reason for change:** Link update

|                   |                                                                                                                         |                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| Operational Works | <b>Accepted Development</b>                                                                                             |                                                 |
|                   | If:<br>a. fully contained in an approved development envelope area; or<br>b. an Advertising device                      | Not applicable                                  |
|                   | <b>Code Assessable</b>                                                                                                  |                                                 |
|                   | If in an area identified as having a slope of greater than 15 percent on the Difficult Topography and Landslide Overlay | Difficult Topography and Landslide Overlay Code |

**Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays  
\ 5.9.10 Flood Risk and Overland Flow Overlay**

**Table 5.9.10 — Flood Risk and Overland Flow Overlay – Categories of Development and Assessment**



**Reason for change:** is of a minor nature that provides for minor earthworks within areas of high and extreme risk conveyance areas to have an ADSR pathway.

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| Operational Works | <b>Accepted Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                  |
|                   | If:<br>a. development is wholly contained in an approved development envelope;<br>b. development for a government purpose; <del>or</del><br>c. carried out in accordance with a material change of use development permit or variation approval in effect which contains a condition stating that particular <del>does</del> <u>does</u> not require operational work development approval; <u>or</u><br>d. <u>Minor earthworks where fully contained with a Medium risk area.</u> | Not applicable                                   |
|                   | <b>Accepted Development Subject to Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |
|                   | <u>Development is for Minor earthworks</u>                                                                                                                                                                                                                                                                                                                                                                                                                                         | <u>Flood Risk and Overland Flow Overlay Code</u> |
|                   | <b>Code Assessable</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                  |
|                   | All other development                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Flood Risk and Overland Flow Overlay Code        |

**Reason for change:** is of a minor nature providing improved clarification and improved use of ADSR pathway

|                     |                                                                                                                         |                                                  |
|---------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| Building Works only | <b>Accepted Development</b>                                                                                             |                                                  |
|                     | If:<br>a. fully contained in an approved development envelope area; <del>or</del><br>b. <del>Minor building work.</del> | Not applicable                                   |
|                     | <b>Accepted Development Subject to Requirements</b>                                                                     |                                                  |
|                     | If:<br>a. <u>a Class 10 building or structure; or</u><br>b. <u>Minor building work.</u>                                 | <u>Flood Risk and Overland Flow Overlay Code</u> |
|                     | <b>Code Assessable</b>                                                                                                  |                                                  |



|  |                       |                                           |
|--|-----------------------|-------------------------------------------|
|  | All other development | Flood Risk and Overland Flow Overlay Code |
|--|-----------------------|-------------------------------------------|

**Reason for change:** Link update

|                        |                                                                                   |                                           |
|------------------------|-----------------------------------------------------------------------------------|-------------------------------------------|
| Material Change of Use | <b>Accepted Development</b>                                                       |                                           |
|                        | All other uses                                                                    | Not applicable                            |
|                        | <b>Code Assessable</b>                                                            |                                           |
|                        | If:<br>a. Hospital;<br>b. Detention facility; or<br>c. Educational establishment. | Flood Risk and Overland Flow Overlay Code |

## Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays \ 5.9.11 Regional Infrastructure Overlay

### 5.9.11

#### Regional Infrastructure Overlay – Categories of Development and Assessment

**Reason for change:** is of a minor nature that does not include zoning changes, including referencing and correction to application

|                        |                                                                                                                                            |                                                                                                          |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Material Change of Use | <b>Accepted Development Subject to Requirements</b>                                                                                        |                                                                                                          |
|                        | If:<br>a. Dwelling house;<br>b. Dual occupancy; or<br>c. Home-based business <del>unless within a gas or oil corridor or buffer area</del> | Regional Infrastructure Overlay Code – <del>Table 8.11.3.2</del> (1)RO1.1, (2)RO2.2, RO2.2, and (4)RO4.1 |
|                        | <b>Code Assessable</b>                                                                                                                     |                                                                                                          |
|                        | All other assessable development                                                                                                           | Regional Infrastructure Overlay Code – <del>Table 8.11.3.2</del> (1), (2), and (4)                       |

**Reason for change:** is of a minor nature that does not include zoning changes, including referencing and correction to application

|                     |                                                                                                                |                                                                                                          |
|---------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Building Works only | <b>Accepted Development Subject to Requirements</b>                                                            |                                                                                                          |
|                     | If involving:<br>a. Dwelling house or Dual occupancy;<br>b. a Class 10 building; or<br>c. Minor building work. | Regional Infrastructure Overlay Code – <del>Table 8.11.3.2</del> (1)RO1.1, (2)RO2.2, RO2.2, and (4)RO4.1 |



|  | Code Assessable       |                                                                                  |
|--|-----------------------|----------------------------------------------------------------------------------|
|  | All other development | Regional Infrastructure Overlay Code <del>Table 8.11.3.2 (1), (2), and (4)</del> |

**Reason for change:** Link update

| Reconfiguring a Lot | Code Assessable                                                                   |                                                                                  |
|---------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
|                     | If involving:<br>a. increasing the number of lots; or<br>b. boundary realignment. | Regional Infrastructure Overlay Code <del>Table 8.11.3.2 (1), (2), and (4)</del> |

**Reason for change:** Link update

| Operational Works | Code Assessable                             |                                                                                  |
|-------------------|---------------------------------------------|----------------------------------------------------------------------------------|
|                   | If involving excavation and filling of land | Regional Infrastructure Overlay Code <del>Table 8.11.3.2 (1), (2), and (4)</del> |

**Reason for change:** Correction of RO reference and links

| Material Change of Use | Accepted Development Subject to Requirements                                                                                        |                                                                                   |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|                        | If:<br>a. in an existing building other than a Dwelling house or Dual occupancy; or<br>b. a community residence on an existing lot. | Regional Infrastructure Overlay Code – <del>Table 8.11.3.2 (3)</del> <b>RO3.1</b> |
|                        | Code Assessable                                                                                                                     |                                                                                   |
|                        | All other development                                                                                                               | Regional Infrastructure Overlay Code <del>Table 8.11.3.2 (3)</del>                |

**Reason for change:** Correction of Required Outcome (RO) reference and links

| Building Works only | Accepted Development Subject to Requirements                           |                                                                                   |
|---------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|                     | If involving:<br>a. a Class 10 building; or<br>b. Minor building work. | Regional Infrastructure Overlay Code – <del>Table 8.11.3.2 (3)</del> <b>RO3.1</b> |
|                     | Code Assessable                                                        |                                                                                   |
|                     | All other development                                                  | Regional Infrastructure Overlay Code <del>Table 8.11.3.2 (3)</del>                |





**Reason for change:** Link update

|                     |                                                                                      |                                                                                  |
|---------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Reconfiguring a Lot | <b>Code Assessable</b>                                                               |                                                                                  |
|                     | If involving:<br>a. increasing the number of lots;<br>or<br>b. boundary realignment. | Regional Infrastructure Overlay Code <del>Table</del><br><del>8.11.3.2 (3)</del> |

**Reason for change:** Link update

|                   |                                            |                                                                                  |
|-------------------|--------------------------------------------|----------------------------------------------------------------------------------|
| Operational Works | <b>Code Assessable</b>                     |                                                                                  |
|                   | If involving excavation or filling of land | Regional Infrastructure Overlay Code <del>Table</del><br><del>8.11.3.2 (3)</del> |

## Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays \ 5.9.13 Motorsport Activities Overlay

### 5.9.13

### Motorsport Activities Overlay – Categories of Development and Assessment

**Reason for change:** Correction of assessment table to improve functionality

|                        |                                                                                                                                                                       |                                                                                        |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Material Change of Use | <b>Accepted Development</b> <del>Subject to Requirements</del>                                                                                                        |                                                                                        |
|                        | All other development                                                                                                                                                 | <del>Motorsports Activities</del><br><del>Overlay Code</del> <del>Not applicable</del> |
|                        | <b>Code Assessable</b>                                                                                                                                                |                                                                                        |
|                        | If:<br>a. involving a sensitive land use; <del>(other than or</del><br>b. <del>involving a Dwelling house or a Dual occupancy)</del> <del>Motor sport facility.</del> | Motorsports Activities Overlay Code                                                    |

**Reason for change:** Correction of assessment category to improve functionality and align with overlay code

|                     |                                                                                                                                     |                                                                                        |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Building Works only | <b>Accepted Development</b> <del>Subject to Requirements</del>                                                                      |                                                                                        |
|                     | All other development                                                                                                               | <del>Motorsports Activities</del><br><del>Overlay Code</del> <del>Not applicable</del> |
|                     | <b>Code Assessable</b>                                                                                                              |                                                                                        |
|                     | If:<br>a. <del>involving involving building works on an existing building for</del> a sensitive land use; <del>(other than or</del> | Motorsports Activities Overlay Code                                                    |



|  |                                                                             |  |
|--|-----------------------------------------------------------------------------|--|
|  | b. <del>for a Dwelling house or a Dual occupancy) sensitive land use.</del> |  |
|--|-----------------------------------------------------------------------------|--|

**Reason for change:** Correction of assessment category to improve functionality and align with overlay code

|                   |                                                          |                                                |
|-------------------|----------------------------------------------------------|------------------------------------------------|
| Operational Works | <b>Accepted Development</b>                              |                                                |
|                   | <del>Advertising device</del> All assessable development | Not applicable                                 |
|                   | <b>Code Assessable</b>                                   |                                                |
|                   | <del>All other assessable development</del>              | <del>Motorsports Activities Overlay Code</del> |

## Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays \ 5.9.14 Water Resource Catchments Overlay

### 5.9.14

#### Water Resource Catchments Overlay – Categories of Development and Assessment

**Reason for change:** To reflect the 2024 update to SEQWater's model code for water quality management in drinking water catchments.

#### Water Resource Catchment Area, and Water Supply Buffer Area

**Reason for change:** To reflect the 2024 update to SEQWater's model code for water quality management in drinking water catchments.

|                                                  |                                                      |                                       |
|--------------------------------------------------|------------------------------------------------------|---------------------------------------|
| Building Works only                              | <b>Accepted Development Subject to Requirements</b>  |                                       |
|                                                  | <del>If for a Dual occupancy or Dwelling house</del> | Water Resource Catchment Overlay Code |
|                                                  | <b>Code Assessable</b>                               |                                       |
|                                                  | <del>All other development</del>                     |                                       |
| <del>Water Resource Catchment Overlay Code</del> |                                                      |                                       |

**Reason for change:** Link update

|                     |                                                                                                                            |                                       |
|---------------------|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| Reconfiguring a Lot | <b>Code Assessable</b>                                                                                                     |                                       |
|                     | If involving the creation of additional lots in a:<br>a. water supply buffer area; or<br>b. water resource catchment area. | Water Resource Catchment Overlay Code |

**Reason for change:** To reflect the 2024 update to SEQWater's model code for water quality management in drinking water catchments.



|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| Operational Work | <b><u>Code Assessable Accepted Development Subject to Requirements</u></b>                                                                                                                                                                                                                                                                                                                                                                                                           |
|                  | <p data-bbox="523 443 1029 533"><b><u>If operational work (except an Advertising device) in a: All Development</u></b></p> <ul style="list-style-type: none"> <li data-bbox="571 539 986 568">a. <b><u>water supply buffer area; or</u></b></li> <li data-bbox="571 575 986 604">b. <b><u>water resource catchment area;</u></b></li> <li data-bbox="571 611 635 640">or</li> <li data-bbox="571 647 986 676">c. <b><u>involving a non-tidal artificial waterway.</u></b></li> </ul> |

Water Resource  
Catchment Overlay  
Code

## Part 7 Zones \ 7.3 Residential Zones \ 7.3.1 Low Density Residential Zone Code

### 7.3.1.2 Purpose and Overall Outcomes

**Reason for change:** a redundant or outdated term in the instrument

#### (8) New Suburban Precinct (NS)

- a. The built form is characterised predominantly by newly constructed dwelling houses within structure-planned communities, which may include some attached housing product (including townhouses and terrace housing) in an urban landscape setting.
- b. Development in the New Suburban precinct supports lot sizes typically larger than 300m<sup>2</sup>.
- c. **Small Lots** **Smaller lots** are located in a walkable catchment to existing, or future public transport routes, and neighbourhood or district level recreation parks.

## Part 7 Zones \ 7.7 Industry Zones \ 7.7.1 Low Impact Industry Zone Code

### 7.7.1.2 Purpose and Overall Outcomes

**Reason for change:** a factual matter incorrectly stated in the instrument - fixing up the support of medium impact industry sometimes

#### (4) Development Location and Uses

- a. Development is consistent with 7.7.1.3 – Expectations for Uses in the Low Impact Industry Zone.
- b. Development facilitates the efficient use of land for a range of low intensity services and low impact industries and supporting ancillary uses in a low rise built form.
- c. **Service and low** **Medium** impact industry uses may be appropriate where not detrimentally affecting or compromising the operations of **medium** **low** impact industry uses.
- d. The efficient use and long-term viability of land for industrial purposes, and the continued operation and viability of existing and future industry activities, is protected by:
  - i. avoiding conflict with the primary use of the land for industry purposes;
  - ii. excluding incompatible uses; and
  - iii. excluding uses that are more appropriately accommodated in other zones.
- e. Residential uses, other than a caretaker's residence, are not established in the zone.
- f. Developments that are ancillary to, and directly support the industrial area, such as food and drink outlets, are facilitated.
- g. Non-industrial activities that are compatible with the low impact industry zone, are facilitated where the activity does not compromise the Ipswich Centres Hierarchy,



complements and directly supports industrial activities, generally operates in daylight hours and provides a direct service to the nearby workforce.

- h. Small scale retail sales and administrative uses are ancillary to and have a direct relationship with, the industry activity on-site.
- i. Development has access to the appropriate level of transport infrastructure, including public and active transport.

## Part 8 Overlays \ 8.2 Overlay Codes \ 8.2.1 Biodiversity Overlay Code

### 8.2.1.1 Application

**Reason for change:** Link update

(2) When using this code, reference should be made to Part 5.2 – Reading the Tables and Part 5.3 – Categories of Development and Assessment to determine the requirements for assessment of particular development.

## Part 8 Overlays \ 8.2 Overlay Codes \ 8.2.3 Character Places and Areas Overlay Code

### 8.2.3.3 Specific Benchmarks for Assessment

**Reason for change:** is of a minor nature providing improved clarification and improved use of ADSR pathway for Class 10 Building Works ensuring there is clarity in the operation of the relevant requirements moving them from a reference to an Accepted Outcome into a standalone RO.

|                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p><b>1</b><br/><b>Outbuildings, including GaragesClass 10 buildings and Carports for all sites located in Character Areasstructures (excluding fencing, gates and retaining walls)</b></p> | <p><b>RO1.1</b><br/><del>The design, location</del><br/>When building in Area A to the rear of the main building (refer to Figure 8.2.3.3.20.1) the following applies:</p> <ul style="list-style-type: none"> <li>a. <del>may include open</del> and <del>materials for anyenclosed</del> Class 10 <del>structurebuildings and structures</del>, including <del>carportscar</del> <del>accommodation</del>, <del>garagessheds</del>, pools and <del>outbuildings on all sites located in character areas meets</del>other buildings and structures;</li> <li>b. is detached from the <del>accepted outcomes set out in AO20.1,</del> Table 8.2.3.3.2 — Benchmarks for Assessable Developmentmain building; and</li> <li>c. has a gross floor area no greater than 50% of the existing main building.</li> </ul> <p><b>RO1.2</b><br/>Open Class 10 buildings and structures, including car accommodation may also be located to the side of the main building in Area B (refer to Figure 8.2.3.3.20.1) where taking a form that:</p> <ul style="list-style-type: none"> <li>a. is detached from the main building;</li> <li>b. is open or battened where facing the street or public realm;</li> <li>c. is in alignment with or set back behind the line of the internal frontage verandah wall;</li> <li>d. is a maximum of 6 metres wide;</li> <li>e. where including a roof: <ul style="list-style-type: none"> <li>i. has a roof pitch which is a minimum of 15 degrees;</li> </ul> </li> </ul> |
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|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|  | <ul style="list-style-type: none"> <li>ii. <u>has a gable or hip roof form;</u></li> <li>iii. <u>has roof overhangs that are a minimum of 300mm on all sides;</u></li> <li>iv. <u>contains corrugated metal roofing material or matches the roofing material used on the main building; and</u></li> <li>v. <u>has a quad gutter profile or matches the gutter profile used on the main building;</u></li> <li>f. <u>has 100mm x 100mm support posts (timber or steel); and</u></li> <li>g. <u>where enclosed:</u> <ul style="list-style-type: none"> <li>i. <u>with timber battens, maintaining a minimum 30% transparency by providing spacing between each batten;</u></li> <li>ii. <u>doors facing the street (swing, panel lift or tilt) maintain a minimum 30% transparency by providing spacing between each batten; and</u></li> <li>iii. <u>enclosed spaces are located at the rear of the building or structure (refer to Figure 8.2.3.3.20.2, Figure K) and use horizontal cladding to match existing buildings on site.</u></li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|  | <p><b>RO1.3</b></p> <p><u>Where the side setbacks are less than 3 metres and access to the side or rear of an existing dwelling is not possible due to existing dwelling placement, a single carport can be erected between the dwelling and the primary street alignment in Area C in a location that minimises obscuring the view of the character dwelling (refer to Figure 8.2.3.3.20.1) where taking a form that:</u></p> <ul style="list-style-type: none"> <li>a. <u>is detached from the main building;</u></li> <li>b. <u>is a maximum of 3.6 metres wide and 6 metres long;</u></li> <li>c. <u>has a roof pitch which matches the main building's predominant roof pitch;</u></li> <li>d. <u>has roof overhangs on all sides that are a minimum of 300mm;</u></li> <li>e. <u>has a gable or hip roof form;</u></li> <li>f. <u>has 100mm x 100mm support posts (timber or steel);</u></li> <li>g. <u>corrugated metal roofing material or matches the roofing material used on the main building;</u></li> <li>h. <u>has a quad gutter profile or matches the gutter profile used on the main building; and</u></li> <li>i. <u>the carport may be enclosed using:</u> <ul style="list-style-type: none"> <li>i. <u>timber battens, maintaining a minimum 30% transparency by providing spacing between each batten; and</u></li> <li>ii. <u>doors facing the street (swing, panel lift or tilt) maintain a minimum 30% transparency by providing spacing between each timber batten.</u></li> </ul> </li> </ul> |
|  | <p><b>RO1.4</b></p> <p><u>On a secondary frontage of a corner site (refer to Area D on Figure 8.2.3.3.20.1) open car accommodation may also be located where taking a form that:</u></p> <ul style="list-style-type: none"> <li>a. <u>is detached from the main building;</u></li> <li>b. <u>is a single or double width carport detached from the main building;</u></li> <li>c. <u>is a single gable for single carports;</u></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |



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|  | <ul style="list-style-type: none"> <li>d. <u>for double carports, provide a pair of gabled or hipped roofs of equal width facing the secondary frontage (refer Figure 8.2.3.3.20.2, Figures B, F &amp; G);</u></li> <li>e. <u>is a maximum of 6 metres wide and 6 metres long;</u></li> <li>f. <u>has a roof pitch which matches the main building's predominant roof pitch;</u></li> <li>g. <u>provides roof overhangs on all sides that are a minimum of 300mm;</u></li> <li>h. <u>has 100mm x 100mm support posts (timber or steel);</u></li> <li>i. <u>provides corrugated metal roofing material or matches the roofing material used on the main building; and</u></li> <li>j. <u>has a quad gutter profile or matches the gutter profile used on the main building.</u></li> </ul> |
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**Reason for change:** is of a minor nature that clarifies that maintenance work and replacement, where it is the same as original area of similar sympathetic design is able to occur without an application.

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| <b>2</b><br><b>Minor Development Work</b> | <b>RO2.1</b><br>Development is limited to the following: <ul style="list-style-type: none"> <li>a. maintenance work, <u>including where replacing stumps like for like, or where works are complementary and sympathetic to the era of the main character building;</u></li> <li>b. raising or lowering a building by 750mm or less, <u>including the replacement of stumps;</u></li> <li>c. repair work which restores a building to its: <ul style="list-style-type: none"> <li>i. previous condition, prior to the occurrence of damage; or</li> <li>ii. original condition;</li> </ul> </li> <li>d. internal building works, unless the interior part of the building on which the works are being undertaken is specifically listed in Schedule 7 — Local Character Places and Areas;</li> <li>e. an unroofed pergola or an ornamental garden structure; or</li> <li>f. a sunhood over a window or door.</li> </ul> |
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**Reason for change:** is of a minor nature that does not include zoning changes

|                                                         |                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <b>3</b><br><b>External Works, including Extensions</b> | <b>RO3.1</b><br>External works are permitted on the rear of a building where such works: <ul style="list-style-type: none"> <li>a. cannot be readily seen from an adjoining street or <u>the public right-of-way realm;</u></li> <li>b. do not increase the gross floor area of the existing building by more than 50%; and</li> <li>c. meets the accepted outcomes set out in Table 8.2.3.3.2.</li> </ul> |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Reason for change:** update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>4</b><br><b>Existing Post 1946 Buildings</b> | <b>RO4.1</b><br>The demolition, removal, repair, addition or alteration to a building which was erected from 1947 unless the building is listed in Schedule 7 — Local Character Places and Areas and provided any addition meets the accepted outcomes set out in Table 8.2.3.3.2.<br><u>Editor's Note: Council uses aerial imagery to establish date of construction or other research documentation where available. Evidence may be required to demonstrate that a building is post 1946.</u> |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|





**Reason for change:** update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures

|                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>8</b><br/><b>Fences,<br/>Gates and<br/>Retaining<br/>Walls</b></p> | <p><b>RO8.1</b><br/>Fences, gates and retaining walls along any common boundary to a street or public realm constructed during or before 1946, or on properties in Schedule 7—Local Character Places and Areas, are retained and conserved, including:</p> <ol style="list-style-type: none"> <li>retaining the original fabric and finish;</li> <li>repair work being limited to the restoration to the original condition; and</li> <li>materials and detailing used for repair work, are a like for like replacement.</li> </ol> <p><b>RO8.2</b><br/>New fences and gates provided along any common boundary to a street or public realm, including fencing to the side boundary where forward of the main building line to the front boundary, is designed and constructed with:</p> <ol style="list-style-type: none"> <li>a maximum of 1.2m in height;</li> <li>a transparency no less than 30% using painted pickets or battens with sufficient gap between each picket or batten, or open wire mesh (chain wire) set within a painted timber frame; and</li> <li>materials, finish and design sympathetic with the era of the main character building.</li> </ol> <p><b>Editor's Note:</b></p> <ul style="list-style-type: none"> <li>The Building Regulations apply to all construction standards.</li> <li>Hedging or no fencing is also acceptable along any common boundary to a street or public realm.</li> </ul> |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Reason for change:** update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures

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|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>9</b><br/><b>Sloping<br/>Topography</b></p> | <p><b>RO9.1</b><br/>Other than minor earthworks, operational works for cut and fill is located in areas not visible from the street or public realm.</p> |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|

**Reason for change:** Updated to improve the functionality of the code and protect individual places of character value, including clarifying the need to provide a conservation assessment report

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                       |
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| <p><b>PO2.1</b></p> <ol style="list-style-type: none"> <li>New residential buildings and other works are designed and constructed in the context of the collective qualities which create the sense of visual cohesion or distinctiveness within the adjacent or surrounding character area streetscapes;</li> <li>New non-residential buildings and other works are designed and constructed in the context of the collective qualities which create the sense of visual cohesion or distinctiveness within the adjacent or surrounding character area streetscapes or reflect traditional building styles;</li> </ol> | <p><b>AO2.1</b><br/>No accepted outcome provided.</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|



- c. New buildings and other works enhance the sense of harmony, uniformity or variety evidenced by other character buildings within the streetscape or hillscape including scale, form, mass and rhythm;
- d. The influence of topography resulting in the use of stumps in built form in character areas is maintained in streetscapes and hillsclapes;
- e. Topography is utilised to reduce the impact of raising required to build in under; and
- f. Retaining walls and cut and fill is only used where such works are not visible from the public realm, which may include beneath a building.

Editor's Note: Secondary dwellings are to be considered an extension of the existing character building and are to meet all benchmarks applicable.

### 13

#### Building Articulation

**Reason for change:** update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures

#### PO17.1

- a. New buildings and extensions to existing character places or buildings in character areas are designed to accommodate the existing sloping topography and the proposed new surface levels across the site (refer to Figure 8.2.3.3.17.1);
- b. New buildings and extensions to character areas maintain the stepping of roofs in the streetscape or hillscape;
- c. Stump supported structures are utilised on sloping sites in order to minimise the extent of cut and fill and retaining;
- d. CutOther than minor earthworks, operational works for cut and fill is located in areas not visible from the street or public realm;
- e. Where building in under a character dwelling or building a new dwelling in a character area, cut and fill may be used to minimise the amount a

#### AO17.1

No accepted outcome provided.



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
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| <p>dwelling needs to be lifted to maintain the height of the building to the street;</p> <p>f. Boundary retaining walls are designed to minimise the visual inconsistency between existing character buildings and new buildings or works, and are located to have minimal impact on the streetscape or hillscape; and</p> <p>g. Decorative treatments such as painted timber battens or lattice work which match existing or adjoining character buildings are used to soften the visual starkness of the underneath areas of post supported buildings.</p> |  |
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**Reason for change:** update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures.

18

### Fences, Gates and Retaining Walls

**Reason for change:** update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures.

#### PO18.1

- a. ~~Original fences, or fences with cultural heritage significance are retained, conserved~~  
Development retains and incorporated into new usesconserves the original fabric and works;
- b. ~~New fences visible from the finish of existing fencing, gates and retaining walls along any common boundary to a street and theor public realm (including corner lots) which are part of new usesconstructed during or works are designedbefore 1946, including fencing to properties on Schedule 7—Local Character Places and constructed:~~
  - i. ~~of materials and in a style sympathetic to the era of building construction for:~~
    - A. ~~the existing character building(s) on site;~~

#### AO18.1

- ~~No accepted outcome provided.~~  
Fences, gates and retaining walls along any common boundary to a street or public realm constructed during or before 1946, or on properties in Schedule 7—Local Character Places and Areas, are retained and conserved, including:
- a. ~~retaining the original fabric and finish;~~
  - b. ~~repair work being limited to the restoration to the original condition; and~~
  - c. ~~materials and detailing used for repair work, are a like for like replacement.~~



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| <p>B. adjacent character buildings; or</p> <p>C. the predominant pattern of character buildings in the surrounding character area;</p> <p>ii. to not detract from or significantly obscure the view of a character building or character place;</p> <p>iii. to enhance the overall appearance of the streetscape;</p> <p>iv. to enable outlook from buildings to the street and from the street into front yards, in order to allow casual surveillance and to enhance personal safety and security;</p> <p>v. to assist in highlighting entrances;</p> <p>vi. to provide positive visual interest to the streetscape;</p> <p>vii. no more than 1.2 metres in height; and</p> <p>viii. constructed with painted pickets with sufficient gap between each picket to allow an overall minimum 30% transparency or open wire mesh (chain wire) set within a painted timber frame.</p> <p><b>Areas.</b></p> <p>Note:</p> <ul style="list-style-type: none"> <li>Fences that are contemporary with the building or have aesthetic value have cultural heritage significance.</li> <li>Hedging or no fencing is also an appropriate design response where fencing is not a feature of the streetscape.</li> </ul> |  |
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**Reason for change:** update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures

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| <p><b>PO18.2</b></p> <p>Development provides fencing, gates and retaining walls along any common boundary to a street or public realm, including fencing to the side boundary where forward of the main building line to the front boundary, that contributes to the</p> | <p><b>AO18.2</b></p> <p>New fences and gates provided along any common boundary to a street or public realm, including fencing to the side boundary where forward of the main building line to the front boundary, is designed and constructed with:</p> |
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cultural heritage value of character places, including:

- a. constructed using complementary materials in a design and finish that is sympathetic to the era of the main character building;
- b. enhances the overall appearance and provides positive visual interest to the streetscape;
- c. facilitates casual surveillance of the street and public realm;
- d. assists in highlighting entrances to the property; and
- e. is permeable and do not detract from or significantly obscure the view of a character building or character place.

- a. a maximum of 1.2m in height;
- b. a transparency no less than 30% using painted pickets or battens with sufficient gap between each picket or batten, or open wire mesh (chain wire) set within a painted timber frame; and
- c. materials, finish and design sympathetic with the era of the main character building.

Editor's Note:

- The Building Regulations apply to all construction standards.
- Hedging or no fencing is also acceptable along any common boundary to a street or public realm.

**Reason for change:** update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures

**20**

**Outbuildings, including Garages Class 10 buildings and Carports structures**

**Reason for change:** update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures

**PO20.1**

- a. Class 10 buildings and structures are sympathetic with the overall design of any existing character building on site and that of character buildings in the surrounding character area, particularly in terms of scale, detailing, materials and roof form.
- b. Class 10 buildings and structures complement and contribute to the cultural heritage value of character places, and:
  - i. maintain the visual dominance of the existing character building in the streetscape or landscape;
  - ii. are avoided between character buildings and the front boundary or public realm;
  - iii. are independent from the main character building;
  - iv. are constructed using complementary materials, in a style and finish that is

**AO20.1**

When building in Area A to the rear of the main building (refer to Figure 8.2.3.3.20.1) the following applies:

- a. may include open and enclosed Class 10 buildings and structures, including car accommodation, sheds, pools and other buildings and structures;
- b. is detached from the main building; and
- c. has a gross floor area no greater than 50% of the existing main building.

**AO20.1.2**

- a. Garages, carports and other Open Class 10 outbuildings are erected buildings and structures, including car accommodation may also be located to the rear or side of the main building, in Area A and B (refer to Figure 8.2.3.3.20.1);
- b. Enclosed garages, or carports may be erected at the rear of where taking



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p>sympathetic to the era of the main character building;</p> <p>v. <u>comprise the dominant traditional materials used on character buildings within the streetscape;</u></p> <p>vi. <u>enhance the overall appearance and provide positive visual interest to the streetscape;</u></p> <p>vii. <u>facilitate casual surveillance of the street and public realm; and</u></p> <p>viii. <u>do not detract from or significantly obscure the view of a character building or character place.</u></p> | <p>a <u>building, located in Area A (refer to Figure 8.2.3.3.20.1);</u></p> <p>c. <u>Car accommodation at the side or rear of a building with a single frontage (refer to Figure 8.2.3.3.20.1 in Areas A and B) takes the form of an open or battened carport which that:</u></p> <p>i.</p> <p>a. is detached from the main building;</p> <p>b.</p> <p>c. <u>is open or battened where facing the street or public realm;</u></p> <p>d. is in alignment with or set back behind the line of the internal <u>frontfrontage</u> verandah wall;</p> <p>e.</p> <p>f. is a maximum of 6 metres wide;</p> <p>g.</p> <p>h. <u>where including a roof:</u></p> <p>i. has a roof pitch which is a minimum of 15 degrees;</p> <p>ii.</p> <p>iii. has a gable or hip roof form;</p> <p>iv.</p> <p>v. has roof overhangs that are a minimum of 300mm on all sides;</p> <p>vi. <u>has 100mm x 100mm support posts (timber or steel);</u></p> <p>vii.</p> <p>viii. contains <u>corrugated metal roofing material or matches the roofing material used on the main building;</u></p> |
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|  | <div><div>ix. has a quad gutter profile or matches the gutter profile used on the main building;</div><div>x. the carport may be enclosed on any or all sides with timber battens (30% transparency);</div><div>xi. rear enclosures of carports should have horizontal cladding to match existing buildings on site;</div><div>xii. doors (swing, panel lift or tilt) are battened (30% transparency); and</div><div>xiii. the carport may contain an enclosed space at the rear of the carport (refer to Figure 8.2.3.3.20.2, Figure K);</div><div>i. Where the side setbacks are less than 3 metres and access to the side or rear of a dwelling is not possible due to existing dwelling placement, a single carport can be erected between the dwelling and the primary street alignment in a location to minimise obscuring the view of the character dwelling;</div><div>j. Car accommodation in front of a building (refer</div></div> |
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|  | <p>to Area C on Figure 8.2.3.3.20.1) takes the form of a carport which:</p> <ul style="list-style-type: none"><li>i. is detached from the main building;</li><li>ii. is a maximum of 3.6 metres wide and 6 metres long;</li><li>iii. has a roof pitch which matches the main building's predominant roof pitch;</li><li>iv. has roof overhangs on all sides that are a minimum of 300mm;</li><li>v. has a gable or hip roof form;</li><li>vi. has 100mm x 100mm support posts;</li><li>vii. contains corrugated metal roofing material or matches the roofing material used on the main building;</li><li>viii. has a quad gutter profile or matches the gutter profile used on the main building; and</li><li>ix. the carport may be enclosed with timber battens and timber battened door.</li><li>k. Where car accommodation in the secondary frontage of</li></ul> |
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|  | <p>a corner site (refer to Area D on Figure 8.2.3.3.20.1):</p> <ul style="list-style-type: none"><li>i. a single or double width carport is constructed detached from the house; and</li><li>ii. a single gable for single carports;</li><li>iii. for double carports, double gables or hips to give the appearance of two attached single carports (refer Figure 8.2.3.3.20.2, Figures B, F &amp; G);</li><li>iv. a pair of gabled or hipped roofs of equal width facing the side boundary (refer Figure 8.2.3.3.20.2, Figures B, F &amp; G);</li><li>v. a maximum of 6 metres wide and 6 metres long;</li><li>vi. roof pitches which match the main building's predominant roof pitch;</li><li>vii. roof overhangs on all sides that are a minimum of 300mm;</li><li>viii. 100mm x 100mm support posts;</li><li>ix. corrugated metal roofing</li></ul> |
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|  | <p>material or matches the roofing material used on the main building; and</p> <p>x.</p> <p>xi. <u>has</u> a quad gutter profile or matches the gutter profile used on the main building;</p> <p>l. <u>has 100mm x 100mm support posts (timber or steel); and</u></p> <p>m. <u>where enclosed:</u></p> <p>i. <u>with timber battens, maintaining a minimum 30% transparency by providing spacing between each batten;</u></p> <p>ii. <u>doors facing the street (swing, panel lift or tilt) maintain a minimum 30% transparency by providing spacing between each batten; and</u></p> <p>iii. <u>enclosed spaces are located at the rear of the building or structure (refer to Figure 8.2.3.3.20.2, Figure K) and use horizontal cladding to match existing buildings on site.</u></p> |
|  | <p><u>AO20.3</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



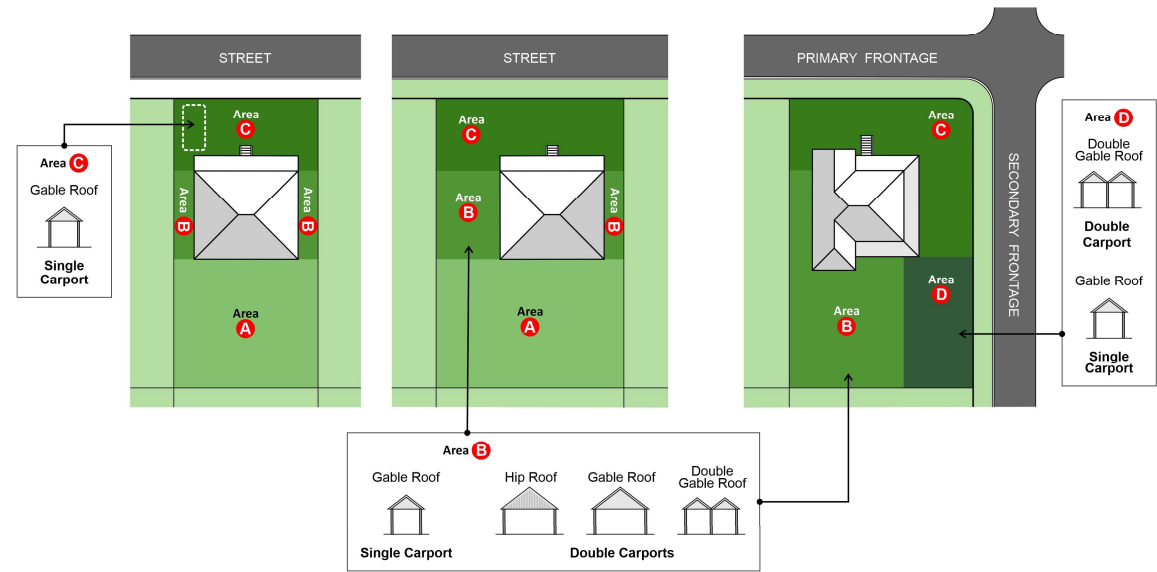
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|  | <p><u>Where the side setbacks are less than 3 metres and access to the side or rear of an existing dwelling is not possible due to existing dwelling placement, a single carport can be erected between the dwelling and the primary street alignment in Area C in a location that minimises obscuring the view of the character dwelling (refer to Figure 8.2.3.3.20.1) where taking a form that:</u></p> <ul style="list-style-type: none"> <li>a. <u>is detached from the main building;</u></li> <li>b. <u>is a maximum of 3.6 metres wide and 6 metres long;</u></li> <li>c. <u>has a roof pitch which matches the main building's predominant roof pitch;</u></li> <li>d. <u>has roof overhangs on all sides that are a minimum of 300mm;</u></li> <li>e. <u>has a gable or hip roof form;</u></li> <li>f. <u>has 100mm x 100mm support posts (timber or steel);</u></li> <li>g. <u>corrugated metal roofing material or matches the roofing material used on the main building;</u></li> <li>h. <u>has a quad gutter profile or matches the gutter profile used on the main building; and</u></li> <li>i. <u>the carport may be enclosed using:</u> <ul style="list-style-type: none"> <li>i. <u>timber battens, maintaining a minimum 30% transparency by providing spacing between each batten; and</u></li> <li>ii. <u>doors facing the street (swing, panel lift or tilt) maintain a minimum 30% transparency by providing spacing between each timber batten.</u></li> </ul> </li> </ul> <p><b>AO20.4</b><br/><u>On a secondary frontage of a corner site (refer to Area D on Figure 8.2.3.3.20.1) open car accommodation may also be located where taking a form that:</u></p> <ul style="list-style-type: none"> <li>a. <u>is detached from the main building;</u></li> <li>b. <u>is a single or double width carport detached from the main building;</u></li> <li>c. <u>is a single gable for single carports;</u></li> <li>d. <u>for double carports, provide a pair of gabled or hipped roofs of equal width facing the secondary frontage (refer Figure 8.2.3.3.20.2, Figures B, F &amp; G);</u></li> </ul> |
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|  | <div>e. <u>is a maximum of 6 metres wide and 6 metres long;</u></div> <div>f. <u>has a roof pitch which matches the main building's predominant roof pitch;</u></div> <div>g. <u>provides roof overhangs on all sides that are a minimum of 300mm;</u></div> <div>h. <u>has 100mm x 100mm support posts (timber or steel);</u></div> <div>i. <u>provides corrugated metal roofing material or matches the roofing material used on the main building; and</u></div> <div>j. <u>has a quad gutter profile or matches the gutter profile used on the main building.</u></div> |
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**Reason for change:** Updated figure to improve alignment and functionality of the associated benchmarks

Figure 8.2.3.3.20.1 — Placement of Class 10 Buildings and Structures



**Reason for change:** Updated to improve the functionality of the code and protect individual places of character value, including clarifying the need to provide a conservation assessment report

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| 27                                                                                                                       | <del>Vegetation, Landscaping and Trees in</del> <b>Schedule 7 — Local Character Places</b><br><u>Individual place of local cultural heritage significance</u> |
| 27                                                                                                                       | <b>Schedule 7 — Individual place of local cultural heritage significance</b>                                                                                  |
| <b>Reason for change:</b> New benchmark to protect Schedule 7 listings in accordance with a Conservation Management Plan |                                                                                                                                                               |
| PO27.1                                                                                                                   | AO27.1                                                                                                                                                        |





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| <p>a. <u>Vegetation</u><br/>The cultural heritage significance of cultural significance or streetscape value is conserved and appropriately managed, to ensure longevity and the retention of an individual place of its local cultural or aesthetic values;</p> <p>b. Appropriate landscaping, including street trees, is used to soften building outlines and to enhance the overall appearance of new uses and works;</p> <p>c. New uses and works are designed in a manner that retains existing large and mature vegetation located in character areas or character places of heritage significance listed in Schedule 7, or culturally significant vegetation listed in Schedule 7, is conserved and integrates the built form into the surrounding landscape;</p> <p>d. Landscape design emphasises a clear pedestrian entry point and supports opportunities for casual surveillance of public spaces and vulnerable areas;</p> <p>e. In areas with highly distinctive streetscape patterns, existing landscape and street tree planting themes are enhanced;</p> <p>f. Particular attention is given to the retention of existing vegetation:</p> <ol style="list-style-type: none"> <li>in areas of high streetscape prominence e.g. within or along elevated hill sides and ridgelines, view corridors and vistas;</li> <li>where the vegetation itself forms a landmark or focal point; and</li> <li>where the vegetation is rare or endangered;</li> </ol> <p>g. Any changes which may reduce the cultural significance of a garden or cultural landscape should be capable of being reversed;</p> <p>h. The following key elements of character gardens and cultural landscapes are conserved where</p> | <p>The pruning Development is compatible with a Conservation Management Plan for the individual place of vegetation of local cultural heritage significance or streetscape value, approved as identified in Schedule 7:</p> <ol style="list-style-type: none"> <li>removes dead or diseased growth;</li> <li>involves crown thinning through the removal of no more than 25% part of the crown development application.<br/><u>Note: An approved Conservation Management Plan is prepared in order to increase light penetration accordance with the Queensland Government Guideline - Conservation Management Plans, and air movement into the crown;</u></li> <li>retains the natural shape principles of the vegetation;</li> <li>retains at least half Australian ICOMOS Charter for Places of the canopy in the lower two thirds of the tree;</li> <li><u>Cultural Significance (Burra Charter).</u></li> <li>involves the removal of no branches greater than 75mm in diameter;</li> <li>involves the removal of vegetation which is within 300mm of powerlines, or other aerial infrastructure;</li> <li>in relation to palms: <ol style="list-style-type: none"> <li>involves the removal of flowers or fruit; or</li> <li>does not involve the removal of live fronds at an emergence angle greater than 45° above the horizontal plane; or</li> </ol> </li> <li>the Council determines that the work is not likely to significantly adversely affect the cultural significance or streetscape value of the vegetation.</li> </ol> |
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| <p><b>possible:</b></p> <ul style="list-style-type: none"> <li>i. spatial layout relationships and orientation, particularly important character elements relating to symmetry, asymmetry and axial alignment;</li> <li>ii. important views and vistas;</li> <li>iii. main circulation systems, including roads, pathways and trails;</li> <li>iv. places and items of indigenous cultural significance;</li> <li>v. important archaeological sites and graves;</li> <li>vi. established planting elements, such as trees, shrubs and hedges; and</li> <li>vii. important built elements, including historic buildings and structures, terraces, steps, water features, monuments and memorials, historic lights and site furnishings (e.g. benches, planters and sculptured objects); and</li> <li>i. Herbaceous and perennial plants and bulbs are reused on-site and replacement plants are propagated from original plants on-site, where possible.</li> </ul> <p><b>enhanced.</b></p> <p>Note:</p> <ul style="list-style-type: none"> <li>■ Compliance with this performance outcome will require reporting on how the individual place of local cultural heritage significance is conserved and enhanced by the development, referencing and addressing the Schedule 7 citation, historical theme and criteria for listing.</li> <li>■ Council may require the preparation and submission of a cultural heritage significance or streetscape report and heritage impact assessment for any significant uses or works involving historic gardens or cultural landscapes verifying the development is in accordance with the Guidelines to the Burra Charter - Procedures for Undertaking Studies and Reports.</li> </ul> | <p><b>Reason for change:</b> Updated to improve the functionality of the code and protect individual places of character value, including clarifying the need to provide a conservation assessment report</p> |
| <p><b>PO27.2</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><b>A027.2</b></p>                                                                                                                                                                                          |



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| <ul style="list-style-type: none"> <li>a. <u>Vegetation of cultural significance or streetscape value is conserved and appropriately managed, to ensure longevity and the retention of its cultural or aesthetic values;</u></li> <li>b. <u>Appropriate landscaping, including street trees, is used to soften building outlines and to enhance the overall appearance of new uses and works;</u></li> <li>c. <u>New uses and works are designed in a manner that retains existing large and mature vegetation located in character areas or character places listed in Schedule 7, or culturally significant vegetation listed in Schedule 7, and integrates the built form into the surrounding landscape;</u></li> <li>d. <u>Landscape design emphasises a clear pedestrian entry point and supports opportunities for casual surveillance of public spaces and vulnerable areas;</u></li> <li>e. <u>In areas with highly distinctive streetscape patterns, existing landscape and street tree planting themes are enhanced;</u></li> <li>f. <u>Particular attention is given to the retention of existing vegetation:</u> <ul style="list-style-type: none"> <li>i. <u>in areas of high streetscape prominence e.g. within or along elevated hill sides and ridgelines, view corridors and vistas;</u></li> <li>ii. <u>where the vegetation itself forms a landmark or focal point; and</u></li> <li>iii. <u>where the vegetation is rare or endangered;</u></li> </ul> </li> <li>g. <u>Any changes which may reduce the cultural significance of a garden or cultural landscape should be capable of being reversed;</u></li> <li>h. <u>The following key elements of character gardens and cultural landscapes are conserved where possible:</u></li> </ul> | <p><u>The pruning of vegetation of cultural significance or streetscape value, as identified in Schedule 7:</u></p> <ul style="list-style-type: none"> <li>a. <u>removes dead or diseased growth;</u></li> <li>b. <u>involves crown thinning through the removal of no more than 25% of the crown in order to increase light penetration and air movement into the crown;</u></li> <li>c. <u>retains the natural shape of the vegetation;</u></li> <li>d. <u>retains at least half of the canopy in the lower two-thirds of the tree;</u></li> <li>e. <u>involves the removal of no branches greater than 75mm in diameter;</u></li> <li>f. <u>involves the removal of vegetation which is within 300mm of powerlines, or other aerial infrastructure;</u></li> <li>g. <u>in relation to palms:</u> <ul style="list-style-type: none"> <li>i. <u>involves the removal of flowers or fruit; or</u></li> <li>ii. <u>does not involve the removal of live fronds at an emergence angle greater than 45° above the horizontal plane; or</u></li> </ul> </li> <li>h. <u>the Council determines that the work is not likely to significantly adversely affect the cultural significance or streetscape value of the vegetation.</u></li> </ul> |
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| <ul style="list-style-type: none"> <li>i. <u>spatial layout relationships and orientation, particularly important character elements relating to symmetry, asymmetry and axial alignment;</u></li> <li>ii. <u>important views and vistas;</u></li> <li>iii. <u>main circulation systems, including roads, pathways and trails;</u></li> <li>iv. <u>places and items of indigenous cultural significance;</u></li> <li>v. <u>important archaeological sites and graves;</u></li> <li>vi. <u>established planting elements, such as trees, shrubs and hedges; and</u></li> <li>vii. <u>important built elements, including historic buildings and structures, terraces, steps, water features, monuments and memorials, historic lights and site furnishings (e.g. benches, planters and sculptured objects); and</u></li> <li>i. <u>Herbaceous and perennial plants and bulbs are reused on-site and replacement plants are propagated from original plants on-site, where possible.</u></li> </ul> <p><u>Note: Council may require the preparation and submission of a cultural heritage significance or streetscape impact assessment for any significant uses or works involving historic gardens or cultural landscapes.</u></p> |  |
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## Part 8 Overlays \ 8.2 Overlay Codes \ 8.2.9 Difficult Topography and Landslide Overlay Code

### 8.2.9.3 Specific Benchmarks for Assessment

**Reason for change:** update to improve functionality of build works triggers to enable minor earthworks as ADSR

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| <p><b>1</b><br/><b>Landslide hazard and slope management</b></p> | <p><b>RO1.1</b><br/>Development, including associated access, is:<br/> <ul style="list-style-type: none"> <li>a. located on land with a slope of 15% or less; <u>or</u></li> <li>b. <u>involves minor earthworks not exceeding those specified in Column 2, part a. of the definition and results in a slope of 15% or less.</u></li> </ul> </p> |
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## Part 8 Overlays \ 8.2 Overlay Codes \ 8.2.10 Flood Risk and Overland Flow Overlay Code

### 8.2.10.3 Specific Benchmarks for Assessment

**Reason for change:** is of a minor nature that provides for minor earthworks within areas of high and extreme risk conveyance areas to have an ADSR pathway.

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| <p><b>1</b><br/><b>Flood Risk Compatibility</b></p> | <p><b>RO1.1</b><br/>Development <u>other than for building works stated in RO1.2.</u> does not occur on the part of land that is:</p> <ul style="list-style-type: none"> <li>a. subject to the medium to extreme flood risk category shown on the Flood Risk and Overland Flow Overlay Map OV12; or</li> <li>b. located in a priority evacuation area shown on the Flood Risk and Overland Flow Overlay Map OV12; or</li> <li>c. located on, or over an Overland flow path area shown on the Flood Risk and Overland Flow Overlay Map OV12.</li> </ul> <p><b>RO1.2</b><br/>Building work not associated with a material change of use does not occur on the part of the land that is subject to high to extreme flood risk category shown on Flood Risk and Overland Flow Overlay Map OV12, where:</p> <ul style="list-style-type: none"> <li>a. erecting a <u>walled Class 10 building (outbuilding);</u></li> <li>b. <u>erecting a wall or enclosing an existing</u> Class 10 building (outbuilding); or</li> <li>c. involving the enclosure, <u>or partial enclosure via a wall,</u> of <u>a ground floor storey of an existing structure below the defined flood level, including for</u> an existing dwelling or dual occupancy; <u>and</u></li> <li>d. <u>remains open so as to not alter, obstruct, or divert floodwater onto adjoining properties, infrastructure or the environment.</u></li> </ul> |
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**Reason for change:** is of a minor nature that provides for minor earthworks within areas of high and extreme risk conveyance areas to have an ADSR pathway.

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| <p><b>3</b><br/><b>Earthworks</b></p> | <p><b>RO3.1</b><br/>Development is limited to rehabilitation works.</p> <p><b>RO3.2</b><br/>There is no change to existing natural ground level <u>on the part of the land that is subject to high to extreme flood risk category.</u></p> <p><b>RO3.3</b><br/>The clearing of native vegetation within a watercourse, wetland or riparian buffer area is avoided.<br/>Note: OV2 Waterway Corridors and Wetlands provides mapped extents of waterway or wetland, or within areas associated with riparian buffer areas.</p> <p><b>RO3.4</b><br/><u>Where earthworks is associated with minor building work or erecting an open Class 10 building (outbuilding);</u></p> <ul style="list-style-type: none"> <li>a. <u>earthworks does not involve an area of more than 50 square metres; and</u></li> </ul> |
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|  | <p>b. <u>does not involve retaining walls and does not alter, obstruct or divert stormwater overland flows or floodwater onto adjoining properties, infrastructure or the environment.</u></p> <p><u>Editor's Note: Earthworks listed above refer to necessary earthworks associated with building works for open structures that are minor in scale and require limited change to natural ground levels and existing water flows.</u></p> <p><b>RO3.5</b><br/><u>The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate Flood Risk Area identified on Flood Risk and Overland Flow Overlay Map OV12.</u></p> |
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## Part 8 Overlays \ 8.2 Overlay Codes \ 8.2.11 Regional Infrastructure Overlay Code

### 8.2.11.3 Specific Benchmarks for Assessment

**Reason for change:** is of a minor nature that provides a relevant performance outcome for transport corridor noise.

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| <p><b>PO4.2</b><br/><u>Development is located, designed and constructed to mitigate the impacts of transport noise affecting health and well-being to sensitive land uses meeting all acoustic objectives for amenity and sleep disturbance.</u></p> <p><u>Note: A Noise Impact Assessment prepared in accordance with SC6.9 Noise Impact Assessment Planning Scheme Policy is the preferred method for addressing this outcome.</u></p> | <p><b>A04.2</b><br/><u>Development of sensitive land uses located within a road or rail corridor are sited and designed in accordance with Queensland Development Code - MP4.4 – Buildings in a Transport Noise Corridor.</u></p> |
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## Part 8 Overlays \ 8.2 Overlay Codes \ 8.2.13 Motorsport Activities Overlay Code

### 8.2.13.3 Specific Benchmarks for Assessment

**Reason for change:** Correction of assessment table to improve functionality

**Table 8.2.13.3.1 — ~~Benchmarks for Accepted Development Subject to Requirements~~**

**Reason for change:** Correction of assessment table to improve functionality

#### **~~Benchmarks for Accepted Development Subject to Requirements~~**

**Reason for change:** Correction of assessment table to improve functionality

|                                                           |                                                                                                                                                                                                                                            |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>1</b><br/><b>Subdivision of land</b></p>            | <p><b>RO1.1</b><br/><u>Development does not subdivide land for sensitive land uses in the Motorsport Activities buffer as identified on Map OV14 at Chuwar (formerly known as Tivoli Raceway) and the Ipswich Motorsport Precinct.</u></p> |
| <p><b>2</b><br/><b>Sensitive Land Use (except for</b></p> | <p><b>RO2.1</b><br/><u>Development does not introduce or intensify sensitive land uses (except for Dwelling house and Dual occupancy) in the Motorsport Activities buffer as</u></p>                                                       |





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| <b>Dwelling house and Dual occupancy)</b> | identified on Map OV14 at Chuwar (formerly known as Tivoli Raceway) and the Ipswich Motorsport Precinct.<br>Note: Dwelling house and Dual occupancies are to be designed and constructed to mitigate predicted noise levels emanating from motorsport activities in accordance with recommendations provided by a qualified acoustic consultant. |
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**Reason for change:** Correction of assessment table to improve functionality

**Table 8.2.13.3.2.1 — Benchmarks for Assessable Development**

**Reason for change:** Correction of assessment table to improve functionality

|                                  |
|----------------------------------|
| <b>1</b>                         |
| <b>Noise Sensitive Land Uses</b> |

**Reason for change:** Correction of assessment table to improve functionality

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| <b>PO1.1</b><br>The location and siting of development of sensitive land uses within the mapped buffer areas identified on Map OV14 avoids adverse impacts upon sensitive land uses from noise emissions associated with, and generated by, the activities of the Motorsports Facility at Chuwar (formerly known as Tivoli Raceway) and the Ipswich Motorsports Precinct. | <b>AO1.1.2</b><br>Development does not introduce or intensify sensitive land uses (except for Dwelling house and Dual occupancy) in the Motorsport Activities buffer as identified on Map OV14 at Chuwar (formerly known as Tivoli Raceway) and the Ipswich Motorsport Precinct.<br>Note: Dwelling house and Dual occupancies are to be designed and constructed to address PO1.2 and PO1.3 to mitigate predicted noise levels emanating from motorsport activities in accordance with recommendations provided by a qualified acoustic consultant. |
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**Reason for change:** Correction of assessment table to improve functionality

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| <b>PO1.2</b><br>The location and siting of development within the mapped buffer areas identified on Map OV14 avoids adverse impacts upon sensitive land uses from noise emissions. | <b>AO1.2</b><br>Development for sensitive land uses within the buffer areas identified on Map OV14 is to achieve internal noise quality objectives in accordance with <i>Environmental Protection (Noise) Policy 2019</i> .<br>Note: An assessment report prepared in accordance with SC6.9 Noise Impact Assessment is the preferred method for addressing this performance outcome. |
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**Reason for change:** Correction of assessment table to improve functionality

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| <b>PO1.2.3</b><br>Development does not introduce sensitive land uses unless noise mitigation measures are incorporated into the building. | <b>AO1.2.3</b><br>Development for sensitive land uses within the buffer areas identified on Map OV14 is to achieve internal noise quality objectives in accordance with <i>Environmental Protection (Noise) Policy 2019</i> .<br>Note: An assessment report prepared in accordance with SC6.9 Noise Impact Assessment is the preferred method for addressing this performance outcome. |
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**Reason for change:** Correction of assessment table to improve functionality

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| <b>PO1.4</b> | <b>AO1.4</b> |
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Development for, or the expansion of, a Motor sports facility use minimises adverse or nuisance impact on existing sensitive land uses, through design, siting, separation, buffering and the operation of facilities and infrastructure.

No accepted outcome provided.

## Part 8 Overlays \ 8.2 Overlay Codes \ 8.2.14 Water Resource Catchments Overlay Code

### 8.2.14.2 Purpose and Overall Outcomes

**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

(2) The purpose of this code will be achieved through the following overall outcomes:

- a. development protects and improves the quality of surface water and groundwater within water supply catchment areas are managed to ensure the highest level of protection possible to the city's potable a safe, secure and cost-effective drinking water supply;
- b. development is located and designed to ensure that it in drinking water source catchments does not create a result in adverse impact individual site or present a risk cumulative catchment impacts to water quality in bulk water resource catchment areas supply, including on surface and ground water;
- c. development involving wastewater management prevents contamination of development contributes to the maintenance and protection of drinking water quality in water resource catchment areas by preventing contaminants, sedimentation and solid or liquid waste from entering surface water catchments or groundwater infiltration areas;
- d. development minimises site disturbance and construction impacts on drinking water catchments and groundwater infiltration areas;
- e. development applies precautionary principles where there is uncertainty regarding impacts on drinking water catchments and groundwater infiltration areas; and
- f. the physical integrity of waterways, wetlands, lakes, springs, riparian areas and natural ecosystems that support water quality contribute to maintaining healthy functioning catchments are protected.

### 8.2.14.3 Specific Benchmarks for Assessment

**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

#### 2 Wastewater Disposal

##### RO2.1

Development does not generate wastewater located within the Water Resource Catchment Area or Water Supply Buffer Area.

Note: For further information about requirements for on-site effluent treatment and disposal, refer to the Plumbing and Drainage Act 2018 and the Queensland Plumbing and Wastewater Code 2019. OR

##### RO2.2

The development involves a sewage A site and soil evaluation with wastewater design has been prepared by an appropriately QBCC licensed wastewater designer and the on-site wastewater treatment system (10 EP or less) and disposal area which complies with facilities (both current, if proposed to be utilised



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|  | <p>for a new use and/or proposed) achieve the following criteria/outcomes:</p> <ul style="list-style-type: none"> <li>a. Minimum Advanced Secondary treatment standard</li> <li>b. 50m setback to a stream-order 1-3 minor waterway;</li> <li>c. 100m setback to a stream-order 4 medium or greater major waterway;</li> <li>d. 400m setback to the full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply;</li> <li>e. is not located on land with slope greater than 10%; and</li> <li>f. is not located on land below the 1% Annual Exceedance Probability (AEP) defined flood event level.</li> </ul> <p><u>Note: For further information about requirements for on-site effluent treatment and disposal, refer to the Plumbing and Drainage Act 2018 and the Queensland Plumbing and Wastewater Code 2019.</u></p> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>3</b><br/><b>Vegetation Management</b></p> | <p><b>RO3.1</b><br/>Vegetation clearing complies with the following criteria:</p> <ul style="list-style-type: none"> <li>a. 25m setback to a stream-order 1-3 minor waterway;</li> <li>b. 50m setback to a stream-order 4 medium or greater major waterway;</li> <li>c. 200m setback to a full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply;</li> <li>d. is not undertaken at or below the 1% Annual Exceedance Probability (AEP) defined flood event level; and</li> <li>e. is not undertaken on a slope greater than 15%.</li> </ul> |
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**Reason for change:** To reflect the 2024 update to SEQWater's model code for water quality management in drinking water catchments.

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| <p><b>4</b><br/><b>Stormwater Quality and Hydrology</b></p> | <p><b>RO4.1</b><br/>Development does not involve:</p> <ul style="list-style-type: none"> <li>a. an aggregate impervious area greater than 1,000m<sup>2</sup>;</li> <li>b. the establishment of artificial waterways; and</li> <li>c. does not involve extraction of groundwater for a commercial purpose.</li> </ul> <p><b>RO4.2</b><br/>Development fences all livestock from waterbodies (except private dams) where a site is being used for animal husbandry and animal keeping activities.</p> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>5</b><br/><b>Earthworks</b></p> | <p><b>RO5.1</b><br/>Earthworks comply with the following criteria:</p> <ul style="list-style-type: none"> <li>a. 25m setback to a stream-order 1-3 minor waterway;</li> <li>b. 50m setback to a stream-order 4 medium or greater major waterway;</li> <li>c. 200m setback to a full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply;</li> <li>d. is not undertaken at or below the 1% AEP defined flood event level; and</li> <li>e. is not undertaken on a slope greater than 15%.</li> </ul> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>6</b><br/><b>Dangerous Goods and Hazardous Materials</b></p> | <p><b>RO6.1</b><br/>The storage or handling of dangerous goods, hazardous substances or environmentally hazardous materials involves an aggregate <del>quantity</del> <u>quantity</u> less than 200L or 200kg.</p> <p><b>OR</b><br/>The storage or handling of dangerous goods, hazardous substances or environmentally hazardous materials with an aggregate <del>quantity</del> <u>quantity</u> greater than 200L or 200kg and no more than <del>1000L</del> <u>1,000L</u> or <del>1000kg</del> <u>1,000kg</u> and maintains the following separation distances:</p> <ul style="list-style-type: none"> <li>a. <del>50m to a stream order 1-3;</del></li> <li>b. 100m to <del>a stream order 4 or greater</del> <u>any waterway</u>; and</li> <li>c. 800m to a full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply.</li> </ul> <p><b>RO6.2</b><br/>Dangerous goods, hazardous substances or environmentally hazardous materials are located and stored in the following manner:</p> <ul style="list-style-type: none"> <li>a. at or above the <del>1% AEP</del> <u>defined</u> flood <del>event</del> <u>level</u>;</li> <li>b. <del>undercover in a building or similar structure</del> <u>free from coastal hazards</u>;</li> <li>c. <del>inroofed or on a dedicated</del> <u>covered to prevent the ingress of rainfall and run-off, and that roof water is piped away from an area of potential spills or contamination</u>;</li> <li>d. <del>paved with an</del> <u>impervious</u> <del>secondary containment store or device that permits full recovery of</del> <u>surface and bunded so any</u> spills <u>are retained on-site for removal</u>;</li> <li>e. in a manner that prevents the movement of packages/containers from their place of storage during a flood event <u>where flood or tidal waters impact the premises</u>; and</li> <li>f. in accordance with Australian Standard AS 1940: <del>2004</del> <u>2017</u> The Storage and Handling of Flammable and Combustible Liquids.</li> </ul> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>PO1.2</b><br/><del>Manage stormwater</del> <u>Stormwater run-off is managed</u> during operational (post construction) stages to protect drinking water supply environmental values and facilitate the achievement of water quality objectives for receiving waters.</p> <p>Editors Note: Drinking water supply environmental values are referenced within Schedule 1 of the <i>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</i>. <del>AA</del> Site Stormwater Quality Management Plan is to be prepared by a suitably qualified individual such as a Civil Engineer or an Environmental Professional and is to be certified by a Registered Professional Engineer (RPEQ) (Civil or Environmental) to demonstrate compliance with the stormwater design objectives.</p> | <p><b>AO1.2.1</b><br/>Development does not involve an impervious area greater than 1,000m<sup>2</sup>.</p> <p><b>OR</b></p> <p><b>AO1.2.2</b><br/>Development is for reconfiguring a lot that:</p> <ul style="list-style-type: none"> <li>a. will not create more than two additional lots; or</li> <li>b. involves a land area of less than <del>1000m</del> <u>1,000m</u><sup>2</sup>.</li> </ul> <p><b>OR</b></p> |
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|  | <p><b>AO1.2.3</b><br/>Stormwater run-off generated during operation (post-construction) demonstrates a minimum reduction in mean annual load from unmitigated development that achieves the following stormwater management design objectives:</p> <ul style="list-style-type: none"> <li>a. 85% reduction in total suspended solids;</li> <li>b. 65% reduction in total phosphorus;</li> <li>c. 45% reduction in total nitrogen; and</li> <li>d. 95% reduction in gross pollutants.</li> </ul> <p><b>OR</b></p> <p><b>AO1.2.4</b><br/>Stormwater run-off generated during operation is captured and transferred off-site or captured and treated to any applicable re-use standards and reused on-site.</p> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>PO1.3</b><br/>Development avoids and minimises changes to the existing surface water natural hydrological regime so that:</p> <ul style="list-style-type: none"> <li>a. there is no change to the reference high-flow and low-flow duration frequency curves, low-flow spells frequency curve and mean annual flow to and from waterways as a result of the development;</li> <li>b. any relevant flows into waterways comply with the relevant flow objectives of the applicable water plan for the area; and</li> <li>c. the collection and re-use of stormwater occurs so there is no increase to the velocity or volume of stormwater flows entering a waterway.</li> </ul> | <p><b>AO1.3</b><br/>No accepted outcome provided.</p> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>PO1.4</b><br/><u>Stormwater drainage conveys run-off in a manner that:</u></p> <ul style="list-style-type: none"> <li>a. <u>minimises risk to public safety, the environment and drinking water source areas; and</u></li> <li>b. <u>provides a lawful point of discharge from each lot; and</u></li> <li>c. <u>does not worsen drainage impacts on neighbouring sites.</u></li> </ul> | <p><b>AO1.4</b><br/><u>No accepted outcome provided.</u></p> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>PO1.5</b><br/><u>Development is sited, designed, constructed and managed to avoid or, where it is not possible to avoid, minimise adverse impacts on the environmental values and water quality of surface and ground water from:</u></p> | <p><b>AO1.5</b><br/><u>No accepted outcome provided.</u></p> |
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| <p>a. <u>altered quality and hydrology; and</u></p> <p>b. <u>the release and mobilisation of nutrients and sediments.</u></p> <p><u>Editors Note: A hydrological assessment and erosion and sediment control plan undertaken by a suitably qualified person may be required to determine no adverse impacts to surface and ground water quality and hydrology.</u></p> |  |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>PO1.6</b></p> <p><u>Stormwater is managed during the construction phase of the development so that sediments do not leave the site.</u></p> <p><u>Editors Note: Schedule 1 of the Environmental Protection (Water and Wetland Biodiversity) Policy 2019 references the relevant basin for waters in a particular sub-region. The drinking water Environmental Values and Water Quality Objectives are outlined in the corresponding policy document for the basin.</u></p> | <p><b>AO1.6</b></p> <p><u>An assessment of the potential for erosion during construction is undertaken in accordance with the requirements of the General Works and Infrastructure Planning Scheme Policy in order to identify the potential for increased suspended solids, turbidity and sedimentation during construction, and the results of this assessment are used to inform an erosion and sediment control plan, ensuring that stormwater quality is maintained at acceptable levels during construction.</u></p> <p><u>Note: The Erosion and Sediment Control Plan addresses the requirements of Part 5 - Standards for Provision of Earthworks (5.1.6 Erosion and Sedimentation Control) and forms part of a Stormwater Management Plan required in Part 3 - Stormwater Quantity, Quality and Floodplain Management (3.5.3 Design)</u></p> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>PO1.7</b></p> <p><u>Development adopts measures that exclude livestock from entering a waterbody or waterway where a site is being used for intensive animal keeping, husbandry or grazing activities, to ensure the maintenance or improvement of the quality of surface water.</u></p> | <p><b>AO1.7</b></p> <p><u>No accepted outcome provided.</u></p> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>PO2.2</b></p> <p>Wastewater is managed to ensure there is no worsening or adverse impacts to health, the environment or water quality. Wastewater treatment systems are designed, constructed and managed in ways that do not compromise the drinking water supply environmental values.</p> <p>Note: Where development involves the release of wastewater, a wastewater management plan is to be prepared by a suitably qualified person. Plans are to provide an assessment of all risks and associated mitigation strategies for preventing adverse impact on the quality of drinking water and may require a water quality monitoring program.</p> <p>Developments involving the irrigation of wastewater will need to provide a Modelling Report demonstrating the nominated land area for irrigation is suitably located and sized to accommodate design wastewater loads, storages</p> | <p><b>AO2.2.2.3</b></p> <p><u>If development generates Where the combined total peak design capacity of wastewater (sewage) treatment is less than 21 Equivalent Persons (EP), the wastewater is collected and contained on-site, and is: design of the system achieves a Low or Medium Risk classification.</u></p> <p>a. <u>lawfully disposed to sewer;</u></p> <p>b. <u>transferred off-site</u></p> <p><u>Editors Note: SeqWater's Land Use Risk Tool for treatment/disposal to an appropriately licensed facility;</u></p> <p>c. <u>reused on-site in a closed-cycle irrigation scheme, industrial</u></p> |
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are suitably sized to accommodate design wastewater loads and proposed irrigation practices will not result in any adverse impact on water quality. It is recommended the modelling exercise incorporate scenarios based on both a 10-year and 20-year planning horizon and incorporate a minimum of three irrigation concepts

- ~~processes, washing/cleaning or other purpose; or~~
- d. ~~treated~~ sewage facilities should be used to meet/determine the drinking water supply environmental values prior to release/risk classification.

**OR**

**AO2.2.3.4**

Where the combined total peak design capacity of wastewater (sewage) treatment is 21EP or greater, the system is located and designed in the following manner:

- a. on land at or above the 0.5% AEP flood event;
- b. the hydraulic capacity of the system is five times the average dry weather flow (ADWF);
- c. no direct discharge of sewage to a waterway or water supply source occurs, unless during a bypass event that exceeds peak hydraulic capacity and sewage is screened and disinfected before release;
- d. where treated effluent will be used in irrigation, application is:
  - i. confined to a dedicated area of land suitably located and sized, and using irrigation practices that will not adversely affect groundwater and surface water quality; and
  - ii. located on land at or above the 0.5% AEP flood event.
- e. Where the combined total peak design capacity of wastewater treatment is less than 21 Equivalent Persons (EP) 1,500EP or greater, and direct discharge to a waterway is the only reasonably practical disposal option, the contribution design of flow from the system must be modelled over the range of reasonably expected flow events. If the proportion of flow is:
  - i. <10% of the system achieves a Low total flow, 3-log reduction bacteria and virus, and 4-log reduction protozoa,



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|  | <p>minimum pathogen log-reduction values apply; or</p> <p>ii. &gt;10% Medium-Risk classification of the total flow, it must demonstrate compliance with the <i>Australian guidelines for water recycling (Phase 2): Augmentation of drinking water supply</i> (to be undertaken in accordance consultation with Seqwater's Land Use Risk Tool for on-site sewage facilities).</p> <p><b>OR</b></p> <p><b>A02.2.4</b><br/><b>.5 Where</b><br/>A holding tank associated with the combined total peak design capacity on-site sewage management system:</p> <ol style="list-style-type: none"> <li>complies with the siting and setbacks in accordance with Table 8.2.14.3.3 'all other development types';</li> <li>has at least one (1) week of wastewater treatment holding capacity;</li> <li>is 24EP or greater, the system an above ground tank to enable detection of leaks;</li> <li>is located on a concrete hardstand, with suitable spill well, bunded edge/lip; and</li> <li>for designed in-effluent holding tanks, the following manner: <ol style="list-style-type: none"> <li>achieves landowner must enter into a minimum secondary treatment standard contract with nutrient a licensed waste removal and disinfection;</li> <li>on land at or above the 0.5% AEP flood event;</li> <li>the hydraulic capacity of the system is five times the average dry weather flow (ADWF);</li> <li>no direct discharge contractor for scheduled pump out of sewage to a waterway or water supply source occurs, unless during a bypass event that exceeds peak hydraulic capacity and sewage is screened and disinfected before release;</li> </ol> </li> </ol> |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>e. where treated effluent will be used in irrigation, application is:</p> <ol style="list-style-type: none"> <li>confined to a dedicated area of land suitably located and sized, and using irrigation practices that will not adversely affect groundwater and surface water quality; and</li> <li>located on land at or above the 0.5% AEP flood event.</li> </ol> <p><b>OR</b></p> |
| <p><b>AO2.2.5.6</b><br/>Where utilising an existing on-site sewage management system, provide certification from a licensed plumber that the combined total peak design capacity of on-site wastewater treatment is 1500EP or greater and disposal facilities are functioning efficiently, and direct discharge have been regularly inspected and serviced, are of adequate capacity and in good condition to a waterway is service the only reasonably practical disposal option, the contribution of flow from the system must be modelled over the range of reasonably expected flow events development. If the proportion of flow is:</p> <ol style="list-style-type: none"> <li>&lt;10% of the total flow, 3-log reduction bacteria and virus, and 4-log reduction protozoa, minimum pathogen log-reduction values apply; or</li> <li>&gt;10% of the total flow, it must demonstrate compliance with the Australian guidelines for water recycling (Phase 2): Augmentation of drinking water supply (to be undertaken in consultation with Seqwater).</li> </ol> |                                                                                                                                                                                                                                                                                                                                                                                          |

**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>PO2.4</b><br/>Solid wastes generated by the development must be managed, stored and disposed in a manner that does not adversely impact on the quality of any surface water or groundwater.</p> | <p><b>AO2.4.1</b><br/>No accepted outcome provided for Intensive Animal Industry. The following activities are not undertaken on site: reuse of waste litter, manure and other organics as soil conditioners or fertilizers; composting activities; and Carcasses are not buried except as required in accordance with any emergency</p> |
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|  | <p><u>animal disease directive by a biosecurity agency.</u></p> <p><b>AO2.4.2</b><br/>The <u>following activities are not undertaken on-site:</u></p> <ul style="list-style-type: none"> <li>a. <u>reusestockpiling</u> of waste litter, manure and other organics <u>is undertaken as soil conditioners or fertilizersfollows:</u> <ul style="list-style-type: none"> <li>a. <u>on surfaces constructed with permanent impervious underlay to prevent leaching (groundsheets are acceptable where stockpiling is temporary);</u></li> <li>b. <u>composting activities; and located outside of an effluent irrigation area;</u></li> <li>c. <u>Carcasses are not buried except as required in accordance located 3m above the seasonal high-water table and away from recharge areas;</u></li> <li>d. <u>sized to accommodate the proposed disposal timeframes;</u></li> <li>e. <u>designed with any emergency animal disease directive by a biosecurity agencyrun-off diversion drainage upstream to prevent uncontaminated stormwater movement into the area;</u></li> <li>f. <u>bunded to capture contaminated run-off for appropriate treatment and disposal; and</u></li> <li>g. <u>roofed or covered to prevent the ingress of rainfall and run-off, and that water is piped away from the stockpile area.</u></li> </ul> </li> </ul> <p><b>AO2.4.3</b><br/>The stockpiling of waste litter, manure and other organics is undertaken as follows:</p> <ul style="list-style-type: none"> <li>a. <u>on surfaces constructed with permanent impervious underlay to prevent leaching</u></li> </ul> |
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|  | <p>(<del>groundsheets will only be accepted where stockpiling is temporary</del>);</p> <p>b. <del>located outside of an effluent irrigation area</del>;</p> <p>c. <del>located 3m above the seasonal high water table and away from recharge areas</del>;</p> <p>d. <del>sized to accommodate the proposed disposal timeframes</del>;</p> <p>e. <del>designed with run-off diversion drainage upstream to prevent uncontaminated stormwater movement into the area</del>;</p> <p>f. <del>bunded to capture contaminated run-off for appropriate treatment and disposal</del>; and</p> <p>g. <del>covered, desirably within a shed but otherwise with weatherproof material</del>.</p> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>PO2.5</b><br/>Intensive animal industries within the water resource catchment area do not create a microbial risk to public health or the environment.</p> | <p><b>AO2.5</b><br/>Development involving stockpiling of manure wastes with microbial risks are to be pasteurized for pathogen kill-off before it leaves the site.</p> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>PO3.3</b><br/>Development maintains the existing groundwater hydrological regime.</p> | <p><b>AO3.3.1</b><br/>Development does not change the existing groundwater hydrological regime by lowering or raising the water table and hydrostatic pressure outside the bounds of variability of existing predevelopment conditions.</p> <p><b>AO3.3.2</b><br/>Development does not result in the ingress of saline water into freshwater aquifers.<br/><del>Editor's</del> Note: Where development is likely to impact on the water table, a hydrological assessment <del>undertaken</del> undertaken by a suitably qualified professional may be required to demonstrate no adverse impact on the groundwater hydrological regime.</p> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>PO3.4</b><br/>Clearing of vegetation is avoided in a watercourse, waterbody or buffer areas, to protect natural ecosystems and processes so that water quality is not adversely impacted.</p> | <p><b>AO3.4</b><br/>No acceptable outcome provided.</p> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

|                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <p><b>PO3.5</b><br/>Development protects and enhances riparian vegetation so that it protects against bank erosion and filters sediments, nutrients and other pollutants to ensure the environmental values for the supply of drinking water are not compromised.</p> | <p><b>AO3.5</b><br/>Vegetation clearing does not occur within the following separation distances:</p> <ul style="list-style-type: none"> <li>a. 25m to a minor waterway;</li> <li>b. 50m to a medium or major waterway;</li> <li>c. 200m to a full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply;</li> <li>d. at or below the defined flood level;</li> <li>e. on a slope greater than 15%.</li> </ul> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>PO3.7</b><br/>Development is not located within the defining bank of a watercourse or on steep, unstable or erosion prone land.<br/>Note: Where development is undertaken on land exceeding 15%, a geotechnical assessment must be undertaken by a suitably qualified and experienced geotechnical engineer and certified by a Registered Professional Engineering of Queensland (RPEQ) with geotechnical qualifications.</p> | <p><b>AO3.7.1</b><br/>Development does not involve in-stream extractive industries (e.g. commercial removal of sand or gravel materials).</p> <p><b>AO3.7.2</b><br/>Development does not occur on a slope greater than 15%.</p> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>PO4.1</b><br/>The siting and design of earthworks minimises impacts on the natural landform that may cause contamination or interfere with the flow of a waterway or water supply source.</p> | <p><b>AO4.1</b><br/>Earthworks comply with the following criteria:</p> <ul style="list-style-type: none"> <li>a. 25m setback to a <del>stream order 1-</del> minor waterway;</li> <li>b. 50m setback to a <del>stream order 4</del> medium or greater major waterway;</li> <li>c. 200m setback to a full supply level of a dam, lake or reservoir or watercourse which serves as a potable water supply;</li> <li>d. is not undertaken on land at or below the <del>1% AEP</del> defined flood level; and</li> <li>e. is not undertaken on a slope greater than 15%.</li> </ul> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.





#### PO5.1

When reconfiguring a lot, all resultant lots requiring an on-site wastewater treatment system do not compromise water quality objectives or the environmental values of drinking water supply.

Editor's Note: Drinking water supply environmental values are referenced within Schedule 1 of the Environmental Protection (Water and Wetland Biodiversity) Policy 2019 references the relevant basin for waters in a particular sub-region. The drinking water Environmental Values and Water Quality Objectives are outlined in the corresponding policy document for the basin.  
A Site and Soil Evaluation and Concept Wastewater Design prepared by a suitably qualified professional demonstrating future on-site wastewater management facilities on new lots can achieve a medium (or lower) risk rating under Seqwater's Land Use Risk Tool is the preferred method for achieving this outcome.

#### AO5.1.1

Any new lot can accommodate an area for on-site wastewater treatment and disposal complying with the following:

- 50m setback to a ~~stream order 1-~~ 3minor waterway;
- 100m setback to a ~~stream order~~ 4medium or ~~greatermajor waterway~~;
- 400m setback to a full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply.

#### AO5.1.2

Any new lot can accommodate an area for on-site wastewater treatment and disposal on land that is not ~~withinat or below~~ the ~~1%~~ AEPdefined flood ~~event andlevel or~~ on a slope at or less than 10%.

#### AO5.1.3

Any proposed lots that are to accommodate a future on-site wastewater system, maintain an average lot size of at least 2.5ha, with no lots less than 4,000m².

**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

#### PO6.1

Dangerous goods, hazardous substances or environmentally hazardous materials are stored and handled in a manner that minimises the potential for contamination of surface and groundwater in the event of a leak or spill.

#### AO6.1.1

The storage or handling of dangerous goods, hazardous substances or environmentally hazardous materials involves an aggregate quantity less than 200L or 200kg.

#### OR

The storage or handling of dangerous goods, hazardous substances or environmentally hazardous materials with an aggregate quantity greater than 200L or 200kg and less than ~~1000L~~ 1,000L or ~~1000kg~~ 1,000kg maintains the following separation distances:

- 100m to a ~~minor~~ waterway;
- ~~100m to a stream order 4 or greater~~;
- 800m to a full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply.

#### AO6.1.2



|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|  | <p>a. Dangerous goods, hazardous substances or environmentally hazardous materials are located and stored in the following manner:</p> <ul style="list-style-type: none"> <li>a. is not undertaken on land within the <del>1%</del> <u>AEP defined flood event level</u>;</li> <li>b. undercover in a building or similar structure;</li> <li>c. in or on a dedicated impervious secondary containment store or device that permits full recovery of spills;</li> <li>d. in a manner that prevents the movement of packages/containers from their place of storage <del>during</del> <u>during</u> a flood event <del>where flood impacts the premises</del>;</li> <li>e. in accordance with Australian Standard AS 1940 <del>2004</del> <u>2017</u> The Storage and Handling of Flammable and Combustible Liquids.</li> </ul> <p><b>OR</b></p> <p>The storage of dangerous goods, hazardous substances or environmentally hazardous materials (other than petroleum products) in aggregate quantities greater than <del>1000L</del> <u>1,000L</u> or <del>1000kg</del> <u>1,000kg</u> is not undertaken unless a site-specific risk assessment presents minimal risk to drinking water quality.</p> <p><b>AO6.1.3</b><br/> <del>The storage of petroleum products in bulk (greater than 1000L) aboveground uses self-bunded vessels that meet Australian Standard AS 1692 Steel Tanks for Flammable and Combustible Liquids.</del><br/> <b>OR</b></p> |
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|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|  | <p>The storage of petroleum products in bulk (greater than 1000L) aboveground uses single-skin vessels installed within a bunded compound that:</p> <ul style="list-style-type: none"> <li>a. is sufficiently impervious (permeability should be <math>&lt;10^{-9}</math> m/s) to retain and recover spillage; and</li> <li>b. has a net capacity of at least 100% of the bunded vessel or aggregate quantity of vessels where operated as a single unit.</li> </ul> <p>OR</p> <p>Petroleum products belowground (greater than 200L) are stored in vessels that are non-corrodible, double-walled with an interstitial space between, and meet the requirements of Australian Standard AS 1692 Steel Tanks for Flammable and Combustible Liquids and/or UL 1316 Glass fibre reinforced plastic underground storage tanks for petroleum products, alcohols and alcohol gasoline mixture.</p> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>PO6.2</b><br/>Development involving the storage of petroleum products, including a service station, in water resource catchments avoids contamination risk to surface and ground water.</p> | <p><b>AO6.2.1</b><br/>The storage of petroleum products in bulk (greater than 1,000L) aboveground uses self-bunded vessels that meet Australian Standard AS 1692:2006 Steel Tanks for Flammable and Combustible Liquids.</p> <p>OR</p> <p><b>AO6.2.2</b><br/>The storage of petroleum products in bulk (greater than 1,000L) aboveground uses single-skin vessels installed within a bunded compound that:</p> <ul style="list-style-type: none"> <li>a. is sufficiently impervious (permeability should be <math>&lt;10^{-9}</math> m/s) to retain and recover spillage; and</li> <li>b. has a net capacity of at least 100% of the bunded vessel or aggregate quantity of vessels where operated as a single unit.</li> </ul> <p>OR</p> <p><b>AO6.2.3</b><br/>Petroleum products belowground (greater than 200L) are stored in vessels that are non-corrodible, double-walled with an interstitial space between, and meet the requirements of Australian Standard AS 1692:2006 Steel Tanks for Flammable and Combustible Liquids and/or UL 1316 Glass fibre reinforced plastic underground storage tanks for petroleum products, alcohols and alcohol gasoline mixture.</p> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>PO6.3</b><br/>Development is designed, sited and constructed to prevent the emission of contaminants to land or waters and suitably addresses risks to water quality.</p> | <p><b>AO6.3.1</b><br/>Development does not result in hazardous materials discharging to land or waters.</p> <p><b>AO6.3.2</b><br/>Development ensures the storage of hazardous materials is:</p> <ul style="list-style-type: none"> <li>a. roofed or covered to prevent the ingress of rainfall and run-off, ensuring roof water is piped away from an area of potential spills or contamination;</li> <li>b. paved with an impervious surface and bunded so any spills are retained on-site for removal;</li> <li>c. above the defined flood level; and</li> <li>d. free of coastal hazards.</li> </ul> <p><b>AO6.3.3</b><br/>Development provides:</p> <ul style="list-style-type: none"> <li>a. on-site covered storage for equipment, vehicles and machinery;</li> <li>b. wash down facilities for equipment, vehicles and machinery;</li> <li>c. continuous paved surfaces for vehicle maneuvering and access to all parts of the premises which require vehicle access; and</li> <li>d. appropriate infrastructure to capture and/or treat all waste liquids and solids, other than stormwater, to prevent the emission of contaminants to land or waters.</li> </ul> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>7</b><br/>Use of fertilisers, herbicides and pesticides</p> |
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|                                                                   |
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| <p><b>7</b><br/>Use of fertilisers, herbicides and pesticides</p> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <p><b>PO7.1</b><br/>Development involving the handling and use of herbicides, pesticides and fertilisers is to be supported by an Environmental Impact Assessment to demonstrate no environmental harm or impacts to drinking water quality.</p> | <p><b>AO7.1</b><br/>Development ensures that the handling and use of herbicides, pesticides and fertilisers is not undertaken within:</p> <ul style="list-style-type: none"> <li>a. 250m of a water supply source; and</li> <li>b. 50m of a watercourse or waterbody.</li> </ul> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

## 8 MCU for Extractive Industries

### 8 MCU for Extractive Industries

**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

**PO8.1**  
Extraction activities do not impact on erosion, natural fluvial processes, river bank stability or the storage capacity volume of the floodplain.

**AO8.1**  
No acceptable outcome provided.

**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

**PO8.2**  
Extraction activities within water resource catchments does not discharge run-off to drinking water source areas from blasting, extraction, desludging, dewatering, concrete products, overburden, waterway crossings, haulage routes or other sources.

*Editor's Note: The drinking water source areas are any areas of land, including waterways and waterbodies, used for the collection of drinking water, being the water resource catchment and the water supply buffer area.*

**AO8.2**  
No acceptable outcome provided.

**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

**PO8.3**  
Upon ceasing operations, premises used for extractive industry are rehabilitated by enhancing ecological functions and visual amenity of the premises and facilitating reuse of the land for a range of appropriate activities.

**AO8.3**  
No acceptable outcome provided.

**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

## 9 Development over groundwater aquifers

### 9 Development over groundwater aquifers

**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

**PO9.1**  
Development in drinking water source areas does not:

- compromise the water treatment process or treatment barriers;
- create a public health risk;
- increase operational and water treatment costs;
- impact ground water quality;
- exceed the capacity of water treatment plants; and
- result in significant upgrades or expansion of water treatment infrastructure.

**AO9.1**  
No acceptable outcome provided.



**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <b>PO9.2</b><br><u>Development involving the handling, storage or disposal of hazardous materials and chemicals, does not occur over or near land with a groundwater aquifer, bore fields or drawdown sites used for sourcing drinking water to avoid localised contamination of the groundwater aquifer.</u> | <b>AO9.2</b><br><u>No acceptable outcome provided.</u> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

|                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                             |
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| <b>PO9.3</b><br><u>Development protects the water quality, supply and security and environmental values of groundwater aquifers.</u><br><u>Editor's Note: A groundwater model and development staging or sequencing plan prepared by an appropriately qualified person is the preferred method to demonstrate this outcome.</u> | <b>AO9.3</b><br><u>Development is set back from groundwater aquifers, bore fields and drawdown sites by 500m from the defined wellhead protection zone.</u> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <b>PO9.4</b><br><u>Groundwater aquifers, bore fields and drawdown sites are protected from the intrusion of human and animal waste, including pollution from on-site wastewater management facilities.</u> | <b>AO9.4.1</b><br><u>An exclusion zone is established between groundwater aquifers, bore fields and drawdown sites, and on-site wastewater management systems.</u>   |
|                                                                                                                                                                                                            | <b>AO9.4.2</b><br><u>Animal keeping does not occur within 500m of the defined wellhead protection zone for groundwater aquifers, bore fields and drawdown sites.</u> |

**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

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| <b>PO9.5</b><br><u>Development is not proposed in the groundwater flow path of a groundwater aquifer's capture zone or in proximity to its production bores.</u> | <b>AO9.5</b><br><u>No acceptable outcome provided.</u> |
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**Reason for change:** To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

| Development type and activities                                                  | Stream Order 1 to 3<br>Minor Waterways | Stream Order 4 or greater<br>Medium and Major Waterways | Full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply | Required Flood Immunity                             |
|----------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| Animal husbandry (including ancillary stockpiling of litter and manure)          | 50m                                    | 100m                                                    | 800m                                                                                               | AEP 1% at 2100                                      |
| Intensive animal industry (including ancillary stockpiling of litter and manure) | 50m                                    | 100m                                                    | 800m                                                                                               | AEP 1% at 2100                                      |
| Aquaculture                                                                      | Case-by-case basis                     | Case-by-case basis                                      | Case-by-case basis                                                                                 | N/A                                                 |
| All other agricultural or forestry land uses                                     | 50m                                    | 100m                                                    | 400m                                                                                               | Buildings - AEP 1% at 2100<br>Other areas - AEP 20% |
| Extractive industry                                                              | 50m                                    | 100m                                                    | 400m                                                                                               | AEP 1% at 2100                                      |





|                                                    |      |      |      |                                                                                   |
|----------------------------------------------------|------|------|------|-----------------------------------------------------------------------------------|
| All other industry uses                            | 100m | 100m | 800m |                                                                                   |
| Motor sport facility                               | 50m  | 100m | 400m | Buildings - AEP 1% <u>at 2100</u><br>Other infrastructure (e.g. trails) - AEP 20% |
| Outdoor sport and recreation                       |      |      |      |                                                                                   |
| Major sport, recreation and entertainment facility |      |      |      |                                                                                   |
| Service station                                    | 50m  | 100m | 800m | AEP 1% <u>at 2100</u>                                                             |
| All other development types                        | 50m  | 100m | 400m | AEP 1% <u>at 2100</u>                                                             |

## Part 9 Use and Development Codes \ 9.3 Use Codes \ 9.3.2 Tourism and Short-Term Visitor Accommodation Code

### 9.3.2.3 Specific Benchmarks for Assessment

**Reason for change:** is of a minor nature and removal of a redundant or outdated term in the instrument

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| <p><b>PO5.1</b><br/>Development provides sufficient on-site car parking to accommodate the number and type of vehicles likely to be generated by the tourist activity having regard to the number of guests, staff and visitors.</p> | <p><b>AO5.1.1</b><br/>Development for Nature-based tourism provides:</p> <ul style="list-style-type: none"> <li>a. 1 space per site / cabin / <del>rooming</del> unit; plus</li> <li>b. 1 additional space for visitors per 10 sites; plus</li> <li>c. 1 space per employee.</li> </ul>                                                                                                                                                                         |
|                                                                                                                                                                                                                                      | <p><b>AO5.1.2</b><br/>Development for Short-term accommodation provides:</p> <ul style="list-style-type: none"> <li>a. 1 space per site / cabin / <del>rooming</del> unit; plus</li> <li>b. 1 additional space for visitors per 10 sites; plus</li> <li>c. 1 motorcycle / scooter space per 10 rooming units (minimum of 1); plus</li> <li>d. 0.5 space per employee.</li> </ul>                                                                                |
|                                                                                                                                                                                                                                      | <p><b>AO5.1.3</b><br/>Development for Tourist Park provides:</p> <ul style="list-style-type: none"> <li>a. 1 space per site / cabin; and</li> <li>b. 1 additional space for visitors per 10 sites; and</li> <li>c. 0.5 space per employee;</li> <li>d. a caravan holding bay with dimensions of 4 metres by 20 metres is provided adjacent to the entrance <del>/exit / exit</del> road; and</li> <li>e. boat <del>/trailer / trailer</del> storage.</li> </ul> |
|                                                                                                                                                                                                                                      | <p><b>AO5.1.4</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                           |



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|  | <p>For all other Tourist activities development generally provides:</p> <ul style="list-style-type: none"> <li>a. a minimum of 1 car parking space per accommodation site; and</li> <li>b. sufficient on-site car parking so that that all vehicles associated with the use can be parked on the site having regard to the number of guests, staff and visitors, and</li> </ul> <p>Visitor parking spaces are accessible at all times during the operating times of the use.</p> <p>Note: This outcome must be read in conjunction with the SC6.4 — Transport and Parking Planning Scheme Policy in order to determine car parking requirements for each of the uses at the site.</p> |
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## Part 9 Use and Development Codes \ 9.3 Use Codes \ 9.3.4 Community Activities Code

### 9.3.4.3 Specific Benchmarks for Assessment

**Reason for change:** a factual matter incorrectly stated in the instrument, aligning with the activity group in Sch 1.1.1

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| <p><b>PO3.2</b><br/>Community <b>usesactivities</b> are operated in a manner that minimises the impact of noise at sensitive land uses, particularly residential uses.</p> <p>Note: A noise impact assessment report prepared in accordance with Noise Impact Assessment Planning Scheme Policy may assist in demonstrating achievement of this performance outcome.</p> | <p><b>AO3.2.1</b><br/>Where within a Residential zone, the hours of operation including deliveries are limited to between 7:00am and 6:30pm, Monday to Friday.</p> |
|                                                                                                                                                                                                                                                                                                                                                                          | <p><b>AO3.2.2</b><br/>Within District, Major and Principal Centres, hours of operation including deliveries are limited to between 6:00am and Midnight.</p>        |
|                                                                                                                                                                                                                                                                                                                                                                          | <p><b>AO 3.2.3</b><br/>Within other zones, hours of operation including deliveries are limited to between 7:00am and 6:30pm, Monday to Friday.</p>                 |

## Part 9 Use and Development Codes \ 9.3 Use Codes \ 9.3.7 Dwelling House and Dual Occupancy Code

### 9.3.7.3 Specific Benchmarks for Assessment

**Reason for change:** is of a minor nature that improves the interpretation of the existing benchmark.

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| <p><b>3</b><br/><b>Site</b><br/><b>Cover</b><br/><b>and</b></p> | <p><b>RO3.1.1</b><br/>Dwelling houses and Dual occupancies have a maximum site cover of 60%;<br/><b>OR</b><br/><b>RO3.1.2</b></p> |
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| <b>Building Height</b> | <p>Where a 'terrace style' building (built to both boundaries) is located in the New Suburban precinct of the Low Density Residential zone, the Low-Medium Density zones or a Centres zone, development has a maximum site cover of 75%.</p> <p><b>RO3.2.1</b><br/>Maximum building height is 9.5m to the peak of the roof;</p> <p><b>OR</b><br/><b>RO3.2.2</b><br/>The building does not exceed the maximum building height of the Building Height and Density Overlay (OV6).</p> |
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**Reason for change:** updated to remove fencing controls in residential areas to align with the Building Regulation, where not assessable development

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <b>7 Fencing</b> | <p><b>RO7.1</b><br/>For residential areas, where fencing is provided:</p> <ul style="list-style-type: none"> <li>a. road frontage fencing is a maximum of 1.2m high, or 1.8m high if greater than 30% transparent;</li> <li>b. where adjoining a secondary road frontage that does not provide access, drainage reserve, recreation or open space, fencing is a maximum of 1.8m high, solid up to 1.5m, with 80% transparency from 1.5m to 1.8m (as shown in <b>Diagram A</b> in AO7.1 below); and</li> <li>c. otherwise, perimeter fencing may be solid and a maximum of 1.8m high.</li> </ul> |
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**Reason for change:** is of a minor nature that improves the interpretation of the existing benchmark.

|                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                    |
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| <p><b>PO3.2</b><br/>Dwelling houses and Dual occupancies have a height that:</p> <ul style="list-style-type: none"> <li>a. does not dominate the streetscape;</li> <li>b. is responsive to the topography of the area;</li> <li>c. is responsive to site constraints; and</li> <li>d. does not unduly overshadow adjoining dwelling houses and their private open space.</li> </ul> | <p><b>AO3.2.1</b><br/>Maximum building height is 9.5m to the peak of the roof;</p> <p><b>OR</b></p> <p><b>AO3.2.2</b><br/>The building does not exceed the maximum building height of the Building Height and Density Overlay (OV6), if the Overlay specifies a height greater than 2 storeys.</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Part 9 Use and Development Codes \ 9.3 Use Codes \ 9.3.8 Centres and Commercial Activity Code

### 9.3.8.3 Specific Benchmarks for Assessment

**Reason for change:** is of a minor nature providing improved clarification

|                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>PO2.4</b><br/>Development provides shelter for pedestrian movement:</p> <ul style="list-style-type: none"> <li>a. on a street frontage;</li> <li>b. through a site with a cross block link; and</li> <li>c. to key building entrances or publicly accessible parts of the site.</li> </ul> | <p><b>AO2.4</b><br/>Development includes a footpath awning which:</p> <ul style="list-style-type: none"> <li>a. is consistent with the character of the centre in which the development is located;</li> <li>b. abuts footpath is constructed for the full width: <ul style="list-style-type: none"> <li>i. of an existing footpath; or</li> <li>ii. for a required footpath;</li> </ul> </li> <li>c. is provided and maintained by the building owner on their premises;</li> <li>d. protects the normal flow of pedestrians;</li> <li>e. is continuous across the frontage of a site;</li> </ul> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



|  |                                                                                                                                                                                                       |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>f. aligns to provide continuity with shelter on an adjoining premises; and</p> <p>g. uses <del>materials that provide appropriate shade</del> <u>materials that provide appropriate shade</u>.</p> |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Reason for change:** Improves the functionality of the PO

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>PO7.1</b><br/>Development <u>is integrated and coordinated:</u></p> <ol style="list-style-type: none"> <li><u>both within the site and in relation to surrounding land uses;</u></li> <li>does not isolate, prevent or otherwise negatively impact on the development potential or future amenity <del>of of</del> an adjoining site; <u>and</u></li> <li><u>provides for vehicular and fine-grained pedestrian connectivity within the site and to surrounding land.</u></li> </ol> | <p><b>A07.1</b><br/><del>Development ensures that:</del><u>No accepted outcome provided.</u></p> <ol style="list-style-type: none"> <li><del>the site area and frontage width of an adjoining site within a zone in the centre zones category:</del> <ol style="list-style-type: none"> <li><del>complies with the minimum requirements set out in a local framework; or</del></li> <li><del>does not isolate lots less than 800m<sup>2</sup> in area or with a frontage width less than 20m or prohibit access to an existing access easement arrangement or laneway; or</del></li> </ol> </li> <li><del>a concept plan demonstrates that development can be physically achieved on an adjoining site at a later stage, commensurate with the intent of the zone, precinct and local framework requirements.</del></li> </ol> |
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**Reason for change:** Inclusion of an editor's note to reference a technical guideline to assist applicants.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>PO8.1</b><br/>Areas are provided for waste management, storage, treatment and disposal that is:</p> <ol style="list-style-type: none"> <li>designed, located and screened so as not to present an unsightly appearance, when viewed from a: <ol style="list-style-type: none"> <li>street or the public realm; or</li> <li>sensitive land use or residential zone;</li> </ol> </li> <li>designed and located to facilitate access by waste removal vehicles;</li> <li>designed and located not to cause an odour or noise nuisance;</li> <li>covered, contained and managed so as not to create an attraction for wildlife, particularly where the site is within 8km of the Amberley Air Base runway and the use may attract birds;</li> <li>not located or serviced along a sensitive receiver boundary;</li> </ol> | <p><b>A08.1.1</b><br/>A dedicated waste area or waste handling system is provided to ensure access to, processing and removal of refuse and recycling.</p> <p><b>A08.1.2</b><br/>Refuse and recycling collection and storage do not have adverse impact (including odour, noise or visual impacts) on the amenity of adjoining land uses and are not visible from a street or public space, or an adjacent residential use.</p> <p><b>A08.1.3</b><br/>All bulk waste areas or bin receptacles must be serviced on site with no on street collection. Access and maneuvering for waste vehicles must provide for loading and unloading and entry and exit from the site in a forward motion.</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



- f. regularly serviced to remove putrescible waste;
- g. designed and constructed to effectively handle regulated waste streams or clinical waste; and
- h. bin washdown waters are managed to prevent water pollution.

Note: Bin washdown waters are to be directed to sewer infrastructure or contained within a sump to be collected via commercial arrangement.

Editor's Note: The Waste and Resource Recovery Service Guideline - Multiple Dwellings, Mixed-use and Commercial Developments, provides guidance on the preferred approach to meet Council's operational, safety and environmental requirements for waste servicing.

## Part 9 Use and Development Codes \ 9.3 Use Codes \ 9.3.10 Multiple Dwelling and Accommodation Code

### 9.3.10.3 Specific Benchmarks for Assessment

**Reason for change:** cross-references in the instrument - fixed links to tables

#### PO3.1

Development height, bulk, scale, siting and layout ensures that:

- a. building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street;
- b. where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale to transition to the character of adjoining residential areas;
- c. impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained for habitable rooms and private and communal open space, for both the development and residences on adjoining and nearby sites;

#### A03.1

Development is designed and constructed to be contained within the building envelope for the site created by applying:

- a. the maximum building height in the Building Height and Density Overlay Map;
- b. front, rear and side boundary setback requirements in Table 9.3.10.3.6;
- c. building separation requirements in Table 9.3.10.3.8;
- d. building height transitions specified in Table 9.3.10.3.9, where applicable;

Note: This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.



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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <ul style="list-style-type: none"> <li>d. sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening;</li> <li>e. the development is consistent with the setback pattern and contributes to the character of the streetscape; and</li> <li>f. adequate landscape buffering is achieved, including the retention and provision of large shade trees in deep planting areas.</li> </ul> |  |
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**Reason for change:** Inclusion of an editor's note to reference a technical guideline to assist applicants.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>PO7.1</b><br/>Development provides refuse and recycling collection and storage facilities that:</p> <ul style="list-style-type: none"> <li>a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure;</li> <li>b. are not located along the primary street frontage;</li> <li>c. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised;</li> <li>d. provide for refuse and recycling including at-source separation;</li> <li>e. are of a design that allows low-frequency service collection; and</li> <li>f. minimise ongoing building management cost for occupants.</li> </ul> <p><u>Editor's Note: The Waste and Resource Recovery Service Guideline - Multiple Dwellings, Mixed-use and Commercial Developments, provides guidance on the preferred approach to meet Council's operational, safety and environmental requirements for waste servicing.</u></p> | <p><b>A07.1</b></p> <ul style="list-style-type: none"> <li>a. Residential development is to utilise kerbside collection where the locations for both the bin storage area and kerbside collection point can be accommodated based on the number of bins required to be serviced;</li> <li>b. On-site collection of bulk bins is provided for: <ul style="list-style-type: none"> <li>i. development consisting of 10 or more dwellings; or</li> <li>ii. where the kerbside collection cannot appropriately or adequately be provided.</li> </ul> </li> <li>c. refuse and recycling collection for a mixed-use development ensures residential and commercial bins are stored separately with separate access to each;</li> <li>d. all entry and exit points are of a width and design that allows for sufficient ingress and egress for the refuse collection vehicle including a 6.5m crossover;</li> <li>e. access for a refuse collection vehicle to the collection point is maintained at all times; and</li> <li>f. the required vertical and horizontal clearances are provided for the service to operate safely and efficiently including access and manoeuvring of waste and service vehicles and storage areas for waste bins.</li> </ul> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Reason for change:** correction of provision for consistency





**PO9.1**

Development provides fencing and retaining walls that:

- a. facilitate casual surveillance of the street and public space;
- b. enable use of private open space;
- c. assist in highlighting entrances to the property;
- d. provide a positive interface to the streetscape; and
- e. protect the privacy and amenity for residents and dwellings adjoining the site.

**AO9.1.1**

Development ensures that, where fencing is provided:

- a. along any common boundary to a street or public space, it is a maximum of:
  - i. ~~2m~~1.2m in height, where fence construction is solid or less than 50% transparent;
  - ii. ~~5m~~1.5m in height, where fence construction is at least 50% transparent;
  - iii. 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road;
- b. along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line
- c. along any side boundary, where forward of the main building line to the front boundary, it is:
  - i. a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or
  - ii. a maximum of 1.5m in height, where fence construction is at least 50% transparent.

**AO9.1.2**

Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more in height and longer than 10m, provide indentations, material variation and landscaping to add visual interest and soften the visual impact.

**AO9.1.3**

Development for a retaining wall is:

- a. stepped to minimise impact on the streetscape and pedestrian environment; and
- b. a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.

**Reason for change:** cross-references in the instrument - fixed links to tables

|  |                                                                         |
|--|-------------------------------------------------------------------------|
|  | <b>Minimum Boundary Setback (m) (other than built to boundary wall)</b> |
|--|-------------------------------------------------------------------------|



|                                          | Front (primary) |         | Front (secondary)                                     |         | Rear                                                    |         | Podium         | Side                                                                                                        |
|------------------------------------------|-----------------|---------|-------------------------------------------------------|---------|---------------------------------------------------------|---------|----------------|-------------------------------------------------------------------------------------------------------------|
|                                          | To balcony      | To Wall | To balcony                                            | To wall | To balcony                                              | To wall |                |                                                                                                             |
| <b>Townhouses</b>                        | 3.5             | 5       | 1.5                                                   | 1.5     | 3                                                       | 5       | Not applicable | 0m built to boundary where permitted (Refer to <a href="#">PO3AO3.3</a> ), 1.5m in all other circumstances. |
| <b>Low Rise Apartments</b>               | 2               | 4       | 1.5                                                   | 1.5     | 4                                                       | 6       | Not Applicable | 3                                                                                                           |
| <b>Mid Rise and High Rise Apartments</b> | 2               | 4       | 0m for non-habitable rooms, 3m in all other instances |         | 9 metres up to 8 storeys or 12 metres up to 15 storeys. |         | 10             | An average of 4m with 5m to balconies or habitable rooms; 3m to non-habitable rooms or blank walls.         |

## Part 9 Use and Development Codes \ 9.4 Development Codes \ 9.4.3 Earthworks Code

### 9.4.3.3 Specific Benchmarks for Assessment

Reason for change: update to external link

#### PO9.1

The construction or filling of a dam does not adversely affect natural physical processes or ecosystems and creates a safe and stable dam wall surface.

#### AO9.1

The dam is constructed in a rural zone and:

- the land has a slope of less than 25% (1:4);
- all earthworks for the dam are set back a minimum of 50m from the property boundary; and
- the size of the lot on which the dam is located is greater than 5 hectares.

Note: Dams and levees may be assessable development under the *Water Supply (Safety and Reliability) Act 2008*. Where more than two people may be at risk from the failure of the dam, the dam is considered a referable dam. For information on referable dams contact [damsafety@rdmw.qld.gov.au](mailto:damsafety@rdmw.qld.gov.au).

Note: Construction works for dams must be in accordance with Part 5 – Standards for the Provision of Earthworks of the SC6.2 [General Works and Infrastructure Planning Scheme Policy](#). Also see [Small the Queensland Government, Small Dam Safety, 2020 document](#).

## Part 9 Use and Development Codes \ 9.4 Development Codes \ 9.4.4 Landscape Code

### 9.4.4.3 Specific Benchmarks for Assessment



**Reason for change:** Correction of link to specification manual

**PO11.1**

Irrigation systems minimise the use of potable water and stormwater harvesting is maximised.

Note: The ~~Ipswich City Council~~ ~~Irrigation~~ Assets Specification ~~Irrigation~~ Manual ~~provides~~ ~~provides~~ guidance for the specification and design of irrigation systems in landscape works that are to be dedicated to Council.

**AO11.1**

Irrigation systems use only water collected on site.

**Reason for change:** Grammatical and link correction

**PO11.3**

Landscaping is provided in accordance with the principles of water sensitive urban design including:

- a. maximising stormwater harvesting;
- b. using alternatives to impervious pavement where ~~landing~~ ~~landscaping~~ and existing vegetation will benefit from infiltration of rainwater; and
- c. using natural channel design (maintaining and enhancing natural drainage lines and riparian buffers).

Note: Part 3 ~~Stormwater~~ ~~Stormwater~~ Quantity, Quality ~~and~~ ~~and~~ Floodplain Management of the SC6.7 ~~Landscape~~ ~~2 General~~ Works ~~and Infrastructure~~ Planning Scheme Policy provides guidance for the design and construction stormwater systems.

Note: The stormwater management system design should align with the goals of the *Natural Resources Management Plan 2009 - 2031 (Healthy land and water)*.

**AO11.3**

No accepted outcome provided.

## Part 9 Use and Development Codes \ 9.4 Development Codes \ 9.4.5 Advertising Devices Code

### 9.4.5.3 Specific Benchmarks for Assessment

**Reason for change:** a factual matter incorrectly stated in the instrument, which referred to wall signs instead of ground signs



|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ground signs | <div><div><div>a. are of a shape, design and colour to complement the style and architecture of the surrounding buildings;</div><div>b. form a part of the landscaped area surrounding a development and incorporate landscape elements where reasonably possible;</div><div>c. are located at the front of the property;</div><div>d. are no higher than 1.8m above natural ground level;</div><div>e. have a total maximum signface area of 10m²;</div><div>f. are comprised of no more than 2 faces;</div><div>g. are limited to 1 ground sign per site; and</div><div>h. where a permanent entry sign:<div><div>i. are only used as an identifier for an estate;</div><div>ii. contain the official suburb name in the same font and orientation, and not less than half the size of the estate name;</div><div>iii. are located wholly within a lot; and</div><div>iv. are to be designed and constructed to ensure that they do not compromise safety by maintaining clear sight lines and appropriate sight distances.</div></div></div></div><div><div>Note:</div><div><div>• Where a lot contains a permanent entry sign, the developer will be required, as a condition of approval, to notify a purchaser that the sign is located on the subject land; and</div><div>• Permanent entry signs will not accepted within public land, so as not to become a maintenance burden for Council.</div></div><div>Editor's Note: Incorrect use of official place names contravenes the <i>Place Names Act 1994</i>.</div></div></div> <div></div> |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Part 9 Use and Development Codes \ 9.4 Development Codes \ 9.4.6 Transport and Parking Code

9.4.6.1 Application



**Reason for change:** Administrative amendment to correct numbering.

(1) This code applies to accepted development subject to requirements and assessable development for which the Transport and Parking Code is identified in the Category of Development and Assessment Benchmarks and Required Outcomes column in Table 5.7.2 - Categories of Development and Assessment - Operational Works.

**Reason for change:** Administrative amendment to correct numbering.

(3) When using this code, reference should be made to Part 5.2 Reading the Tables and Part 5.3 Categories of Development and Assessment to determine the requirements for assessment of particular development.

### 9.4.6.3 Specific Benchmarks for Assessment

**Reason for change:** is of a minor nature that does not include zoning changes to split benchmark and improve clarity

#### PO4.1

Development which is freight dependent ensures that the traffic generated by the Freight dependent development does not negatively impact on:

- the operation of the transport network;
- the safety and amenity of a residential area; and
- a road not constructed to accommodate a non-standard vehicle.

Note: A standard Development that requires servicing by an Articulated Vehicle, B-double or Multi-combination vehicle is a vehicle that has a legal right of access access should refer to all roads, which includes Austroads vehicles classes 1-9 Planning Scheme Policy – Transport and Parking (SC6.4) to identify additional reporting requirements to address potential transport impacts. Freight dependent development relies on access for Non-standard vehicles, these being B-doubles (Austroad class 10 vehicles), multi-combination vehicles or over dimension vehicles.

#### AO4.1.1

Development which is freight dependent development is located on a site that has direct access to the freight network via an industrial collector or industrial access street,

OR

#### AO4.1.2

Access from the site is upgraded to allow access to the freight network by non-standard vehicles No accepted outcome provided.

#### PO4.2

Development located within an industrial area and adjacent to a gazetted heavy vehicle route, provides appropriate on-site and off-site access infrastructure to support efficient and safe freight movements and to future proof industrial-zoned land.

Note: Gazetted heavy vehicle routes are published by the National Heavy Vehicle Regulator.

#### AO4.2

No accepted outcome provided.

**Reason for change:** a factual matter incorrectly stated in the instrument

#### PO6.1

Development contributes to a convenient and legible network of footpaths, shared pathways and cycleways that:

#### AO6.1

No accepted outcome provided.



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <div><div><div>a. achieve a high level of safety and accessibility, and are connected to public transport facilities and high trip generating land uses located internally and externally to the site;</div><div>b. encourage walking and cycling, recognising the different needs of pedestrians and cyclists and providing for safe and convenient joint usage;</div><div>c. allow for the retention of trees and other significant features;</div><div>d. maximise the visual interest provided by views and landmarks where they exist;</div><div>e. do not compromise the operation of, or access to, other infrastructure and services;</div><div>f. are widened at potential conflict points;</div><div>g. are well lit and located where there is casual surveillance from nearby premises; and</div><div>h. incorporate safe street and road crossings for pedestrians and cyclists with adequate sight distances, pavement markings, warning signs and safety rails.</div></div><div><div>Note: <del>The active transport network is identified on Pedestrian Network Mapping / Strategic Active Transport Network Map SFM5B.</del> Planning Scheme Policy – Transport and Parking (SC6.4) provides further information on the requirements for the cycle network. Construction requirements for pathways including the pedestrian and cyclist network are provided in Planning Scheme Policy - General Works and Infrastructure (SC6.2).</div></div></div> |  |
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Schedule 1 Definitions \ SC1.1 Use Definitions

Table SC1.1.1.1 — Index of Defined Activity Groups

|                                                                                                                                                                                  |                                                                                                                                                                                                                             |                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Reason for change:</b> a factual matter incorrectly stated in the instrument - correcting the activity group name                                                             |                                                                                                                                                                                                                             |                                                                                                                               |
| <div><div><div>• Accommodation activity</div><div>• Centre activity</div><div>• Community activity</div><div>• Community infrastructure for essential services</div></div></div> | <div><div><div>• Hazard vulnerable uses</div><div>• Industry activity</div><div>• Sensitive land use</div><div>• <del>Recreation</del><u>Sport</u> and <del>entertainment</del><u>recreation</u> activity</div></div></div> | <div><div><div>• Rural activity</div><div>• Tourist activity</div><div>• Utility</div><div>• Waste activity</div></div></div> |





**Table SC1.1.1.2 — Defined Activity Groups**

**Reason for change:** the format or presentation of the instrument to make it alphabetical

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community activity | <p><b>Community activity</b> means:</p> <ul style="list-style-type: none"> <li>a. cemetery</li> <li>b. childcare centre</li> <li>c. club</li> <li>d. community care centre</li> <li>e. community residence</li> <li>f. community use</li> <li>g. crematorium</li> <li>h. detention facility</li> <li>i. educational establishment</li> <li>j. emergency services</li> <li>k. funeral parlour</li> <li>l. <del>hospital</del></li> <li>m. health care service</li> <li>n. <del>hospital</del></li> <li>o. outstation</li> <li>p. place of worship</li> <li>q. residential care facility</li> <li>r. tourist park accommodation, or accommodation for employees that is ancillary to a use stated in paragraphs (a) to (i)</li> <li>s. a commercial use that is ancillary to a use stated in paragraphs (a) to (i)</li> </ul> |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Schedule 1 Definitions \ SC1.2 Administrative Definitions**

**Table SC1.2.2 — Administrative Definitions**

**Reason for change:** Double up

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flood risk categories | <p>The flood risk categories shown on Overlay Map OV12 - Flood Risk and Overlay Flow are as described in Table 6.11.5.3 and include:</p> <ul style="list-style-type: none"> <li>a. Extreme risk area;</li> <li>b. High risk area;</li> <li>c. Medium risk area;</li> <li>d. Low risk area;</li> <li>e. Very low risk area (PMF);</li> <li>f. Priority Evacuation Areas; and</li> <li>g. Flood Resilient Precincts.</li> </ul> |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Reason for change:** is of a minor nature to improve the functionality of the benchmark

|                               |                                                                                                                                                     |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Freight-dependent development | <p>Freight-dependent development means any development required to be serviced by <del>aan</del> <u>Articulated Vehicle</u>, B-double (Austroad</p> |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|



|  |                                                                                                                                                                                   |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | class 10 vehicle), multi-combination vehicle, over-dimensioned vehicle or any other vehicle identified by the Queensland Government as requiring a permit to operate on the road. |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Reason for change:** the format or presentation of the instrument

|                                       |                                                                                                                                                                                                                                                                                |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Matters of environmental significance | Matters of environmental significance means any of the following:<br>a. matters of local environmental significance <u>(MLES)</u> ;<br>b. matters of state environmental significance <u>(MSES)</u> ; and<br>c. matters of national environmental significance <u>(MNES)</u> . |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Reason for change:** Removal of duplication

|                                         |                                                                |
|-----------------------------------------|----------------------------------------------------------------|
| <del>Priority infrastructure area</del> | <del>Priority infrastructure area, see Planning Act 2016</del> |
|-----------------------------------------|----------------------------------------------------------------|

**Reason for change:** a redundant or outdated term in the instrument

|                      |                                                                                                   |
|----------------------|---------------------------------------------------------------------------------------------------|
| <del>Small lot</del> | <del>Small lot means Table 9.3.1.3.6 – Small Lot Size, Frontage and Special Characteristics</del> |
|----------------------|---------------------------------------------------------------------------------------------------|

**Reason for change:** Double up

|                                 |                                                         |
|---------------------------------|---------------------------------------------------------|
| <del>Trunk infrastructure</del> | <del>Trunk infrastructure, see Planning Act 2016.</del> |
|---------------------------------|---------------------------------------------------------|

## Schedule 6 Planning Scheme Policies \ SC6.2 General Works and Infrastructure Planning Scheme Policy \ Part 3 - Stormwater Quantity, Quality and Floodplain Management

### 3.3 Flood and Floodplain Management

**Reason for change:** a redundant or outdated term in the instrument referring to information in the 2006 Planning Scheme. Alignment of the policy with the OV12 Flood Risk and Overland Flow terminology.

The assessment of flooding impacts is required where the proposed development is constrained by flood prone land and ~~urban catchment~~overland flow paths (refer Planning Scheme Map OV12).

Council's policy on floodplain development is that no earthworks shall occur within the ~~5% AEP High and Extreme~~ flood ~~extents~~risk areas unless directly related to riparian rehabilitation or approved prescribed tidal works. Compensatory earthworks may be acceptable between the ~~5% AEP event~~Medium, Low and ~~up to the Adopted Defined~~ Flood ~~Regulation Line~~Event (DFE), however, modelling is required to determine the likely flood impacts including flood storage. Where no information is currently available regarding these extents, modelling shall be undertaken. Where there is a risk of loss of life and/or significant damage to property and infrastructure, the Probable Maximum Flood (PMF) shall also be modelled. Where works are proposed as part of any development proposal within the floodplain must demonstrate 'no adverse impact' considering no loss of floodplain storage. It is expected that a wide range of AEP's and storm durations flood modelling would be required to ensure no external impacts resulting from the proposed cut/fill on the subject site. The developer must provide details of the proposed earthworks used in the flood modelling in relation to the proposed development works including cut/fill depths, batter slopes, retaining wall heights and typical cross-sections.



To ensure sustainable development works within the floodplain a minimum of the following requirements must be satisfied:

- no loss of flood plain storage;
- no increase in flood levels for all events;
- minimise flood hazard and flood risk;
- no negative impact due to any increase in peak flood velocities;
- no morphological impact resulting from flow characteristic changes;

Written consent from any affected owners should also be submitted to Council for consideration should there be an adverse impact from the proposed development works.

Placement of fill (including structures such as levees or basins) within a floodway or within flood storage areas will not generally be accepted.

Editor's Note: For further technical guidance for demonstration of the suitability of proposed works see SC6.3 Flood Risk and Overland Flow Planning Scheme Policy.

## Schedule 6 Planning Scheme Policies \ SC6.4 Transport and Parking Planning Scheme Policy

### 6.4.8 Freight Movements

**Reason for change:** a redundant or outdated term in the instrument

(1) ~~The strategic freight network is identified within the strategic road network mapping (SFM5A).~~

**Reason for change:** is of a minor nature to improve the functionality of the benchmark

(2)(1) Development that requires Articulated Vehicle, B-double or Multi-combination vehicle access should refer to [Table 6.4.15.1 and](#) Section 6.4.3 of this PSP to identify additional reporting requirements to address potential transport impacts.

**Reason for change:** is of a minor nature to improve the functionality of the benchmark

(3)(2) ~~Multi-combination vehicles such as 26m~~ B-doubles, over-dimensional vehicles and other special vehicles identified by the Queensland Government agencies are required to operate under a permit system. The truck operator is to obtain the relevant permit to operate their vehicles on specified routes from the Queensland Government. A development proposing to use these permit classes of trucks is to demonstrate how the site is serviced by the vehicle. The applicant is to indicate whether the roads accessing the site have been approved for use by the vehicle classification and permit type.

### 6.4.9 Car Parking

**Reason for change:** updating a redundant, incorrect or outdated term in the instrument

|                             |                                                                                                                                       |                                  |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Adult store                 | 1 space per 20m <sup>2</sup> GFA                                                                                                      | 1 space per 50m <sup>2</sup> GFA |
| Agricultural supplies store | 1 space per 20m <sup>2</sup> GFA where ≤ 100m <sup>2</sup> ; 1 space per 50m <sup>2</sup> for component GFA where > 100m <sup>2</sup> |                                  |
| Air service                 | No minimum parking rate specified                                                                                                     |                                  |
| Animal husbandry            | No minimum parking rate specified                                                                                                     |                                  |

Item 5 / Attachment 2.



|                           |                                                                                                                                                |                                                                 |
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| Animal keeping            | 1 space per employee not residing on the site in addition to parking provided for the dwelling                                                 |                                                                 |
| Aquaculture               | 1 visitor space plus 0.5 space per employee                                                                                                    |                                                                 |
| Bar                       | 1 space per 15m <sup>2</sup> of Total Use Area                                                                                                 | 1 space per 50m <sup>2</sup> Total Use Area                     |
| Brothel                   | 1 space per room plus 0.5 space per employee                                                                                                   |                                                                 |
| Bulk landscape supplies   | 1 space per 200m <sup>2</sup> GFA and a minimum of 4 spaces                                                                                    |                                                                 |
| Car wash                  | 1 space per employee and a queuing space to accommodate 5 vehicles behind each car wash bay                                                    |                                                                 |
| Caretakers' accommodation | 1 space per dwelling                                                                                                                           | 1 space per dwelling                                            |
| Cemetery                  | No minimum parking rate specified                                                                                                              |                                                                 |
| Childcare centre          | 1 space per 8 children plus 1 space per employee                                                                                               | 1 space per 50m <sup>2</sup> GFA and a pick-up / drop-off area. |
| Club                      | 1 space per 30m <sup>2</sup> GFA                                                                                                               | 1 space per 50m <sup>2</sup> GFA                                |
| Community care centre     | 1 space per 20m <sup>2</sup> GFA                                                                                                               | 1 space per 50m <sup>2</sup> GFA and a pick-up / drop-off area. |
| Community residence       | 2 spaces per dwelling; plus 1 space per employee                                                                                               |                                                                 |
| Community use             | 1 space per 10m <sup>2</sup> GFA                                                                                                               | 1 space per 50m <sup>2</sup> GFA                                |
| Crematorium               | 1 space per 10m <sup>2</sup> GFA                                                                                                               |                                                                 |
| Cropping                  | No minimum parking rate specified                                                                                                              |                                                                 |
| Detention facility        | To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment. |                                                                 |



|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                        |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                           | Refer to Appendix 1 - Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                        |
| Dual occupancy            | 1 covered space per dwelling plus 2 visitor spaces                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                        |
| Dwelling house            | No minimum parking rate specified                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                        |
| Dwelling unit             | 1 space per unit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                        |
| Educational establishment | Primary and secondary schools - as per the Queensland Department of Transport and Main Roads – <i>Planning for Safe Transport Infrastructure at Schools: Technical Guidance for the provision of effective and safe transport infrastructure at schools</i> ; Tertiary – To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment. Refer to Appendix 1; Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts. | Primary and secondary schools - as per the Queensland Department of Transport and Main Roads – <i>Planning for Safe Transport Infrastructure at Schools: Technical Guidance for the provision of effective and safe transport infrastructure at schools</i> ; Tertiary – To be determined upon submission of a car parking assessment. |
| Emergency services        | No minimum parking rate specified                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                        |
| Environment facility      | No minimum parking rate specified                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                        |
| Extractive industry       | No minimum parking rate specified                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                        |
| Food and drink outlet     | 1 space per 10m <sup>2</sup> GFA and if a single drive through, 12 vehicles behind the drive-through service window, and if a multi-lane drive through, 12 vehicles behind the drive-through service window.                                                                                                                                                                                                                                                                                                                             | 1 space per 50m <sup>2</sup> GFA                                                                                                                                                                                                                                                                                                       |
| Function facility         | 1 space per 10m <sup>2</sup> GFA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1 space per 50m <sup>2</sup> GFA                                                                                                                                                                                                                                                                                                       |
| Funeral parlour           | 1 space per 10m <sup>2</sup> GFA plus 0.5 space per employee                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 space per 50m <sup>2</sup> GFA                                                                                                                                                                                                                                                                                                       |



|                             |                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                    |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Garden centre               | 1 space per 100m <sup>2</sup> external use (display) area plus 1 space per 20m <sup>2</sup> GFA (internal retail area)                                                                                                                                             |                                                                                                                                                                                                                                                                    |
| Hardware and trade supplies | 1 space per 30m <sup>2</sup> GFA where ≤ 300m <sup>2</sup> ; 1 space per 50m <sup>2</sup> where > 300m <sup>2</sup>                                                                                                                                                |                                                                                                                                                                                                                                                                    |
| Health care service         | 3 visitor spaces per health practitioner plus 1 space per employee                                                                                                                                                                                                 | 1 space per 50m <sup>2</sup> GFA                                                                                                                                                                                                                                   |
| High impact industry        | 1 space per 100m <sup>2</sup> GFA and 2 spaces per tenancy                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                    |
| Home based business         | 1 space per visitor plus 1 space per employee not residing on the site in addition to parking provided for the dwelling                                                                                                                                            |                                                                                                                                                                                                                                                                    |
| Hospital                    | To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment.<br>Refer to Appendix 1: Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts. | To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment.<br>Refer to Appendix 1: Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts. |
| Hotel                       | 1 space per 15m <sup>2</sup> GFA plus 1 space per ancillary accommodation room                                                                                                                                                                                     | 1 space per 50m <sup>2</sup> GFA and a pick-up / drop-off area.                                                                                                                                                                                                    |
| Indoor sport and recreation | Gym: 1 space per 10m <sup>2</sup> GFA; Squash or tennis: 6 spaces per court; Indoor cricket: 15 spaces per court; Swimming pool: 15 spaces plus 1 space per 100m <sup>2</sup> GFA; All other cases: 3 spaces per court or 5 spaces per 100m <sup>2</sup> GFA.      |                                                                                                                                                                                                                                                                    |
| Intensive animal industry   | 1 space per employee not residing on the site in addition to parking provided for the dwelling                                                                                                                                                                     |                                                                                                                                                                                                                                                                    |
| Intensive horticulture      | 1 space per employee not residing on the site in addition to                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                    |





|                                                                         |                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                    |
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|                                                                         | parking provided for the dwelling if within 100 metres of a road                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                    |
| Landing                                                                 | No minimum parking rate specified                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                    |
| Low impact industry                                                     | 1 space per 100m <sup>2</sup> GFA and 2 spaces per tenancy                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                    |
| Major electricity infrastructure                                        | No minimum parking rate specified                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                    |
| Major sport, recreation and entertainment facility                      | To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment.<br>Refer to Appendix 1: Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts.                               | To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment.<br>Refer to Appendix 1: Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts. |
| Marine industry                                                         | 1 space per 100m <sup>2</sup> GFA and 2 spaces per tenancy                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                    |
| Market                                                                  | 6 spaces per 100m <sup>2</sup> Total use area (stalls and circulation)                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                    |
| Medium impact industry                                                  | 1 space per 100m <sup>2</sup> GFA and 2 spaces per tenancy                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                    |
| Motor sport facility                                                    | To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment.<br>Refer to Appendix 1: Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts.                               |                                                                                                                                                                                                                                                                    |
| Multiple dwelling (other than within the High Density Residential Zone) | 1 space per 1 bedroom dwelling; 1.5 spaces per 2 bedroom dwelling; 2 spaces per 3+ bedroom dwelling; 1 visitor space per 4 dwellings<br>Note: The number of spaces is to be rounded up to the next whole number of parking spaces with the 'rounded up' space being provided in a communal area. | 1 space per 1 & 2 bedroom dwelling; 1.5 spaces per 3+ bedroom dwelling; 1 visitor space per 10 dwellings<br>Note: Further concessions to car parking rates may be permissible with the application of Travel Demand Management measures - Table 6.4.10.1.          |



|                                                                          |                                                                                                                                                                                                                                                           |                                                                                                                                                                                   |
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| Multiple dwelling where located within the High Density Residential Zone | 1 space per 1 & 2 bedroom dwelling; 1.5 spaces per 3+ bedroom dwelling; 1 visitor space per 10 dwellings<br>Note: Further concessions to car parking rates may be permissible with the application of Travel Demand Management measures - Table 6.4.10.1. |                                                                                                                                                                                   |
| Nature-based tourism                                                     | 1 space per site/cabin/unit plus 1 visitor space per 10 sites plus 1 employee space                                                                                                                                                                       |                                                                                                                                                                                   |
| Nightclub entertainment facility                                         | 1 space per 15m <sup>2</sup> GFA                                                                                                                                                                                                                          | 1 space per 50m <sup>2</sup> GFA                                                                                                                                                  |
| Non-resident workforce accommodation                                     | No minimum parking rate specified                                                                                                                                                                                                                         |                                                                                                                                                                                   |
| Office                                                                   | 1 space per 30m <sup>2</sup> GFA                                                                                                                                                                                                                          | 1 space per 50m <sup>2</sup> GFA<br>Note: Further concessions to car parking rates may be permissible with the application of Travel Demand Management measures - Table 6.4.10.1. |
| Off-road motorcycling facility                                           | No minimum parking rate specified                                                                                                                                                                                                                         |                                                                                                                                                                                   |
| Outdoor sales                                                            | 1 space per 150m <sup>2</sup> Total use area                                                                                                                                                                                                              |                                                                                                                                                                                   |
| Outdoor sport and recreation                                             | Swimming pool or aquatic sport: 15 spaces plus 1 space per 100m <sup>2</sup> Total use area; Tennis court: 4 spaces per court; Sports grounds: 50 spaces per field; Lawn bowls: 30 spaces per green; Other court games: 20 spaces per court               |                                                                                                                                                                                   |
| Outstation                                                               | No minimum parking rate specified                                                                                                                                                                                                                         |                                                                                                                                                                                   |
| Park                                                                     | No minimum parking rate specified                                                                                                                                                                                                                         |                                                                                                                                                                                   |
| Parking station                                                          | No minimum parking rate specified                                                                                                                                                                                                                         |                                                                                                                                                                                   |
| Party house                                                              | No minimum parking rate specified                                                                                                                                                                                                                         |                                                                                                                                                                                   |
| Permanent plantation                                                     | No minimum parking rate specified                                                                                                                                                                                                                         |                                                                                                                                                                                   |

Item 5 / Attachment 2.



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| Place of worship                 | 1 space per 10m <sup>2</sup> GFA                                                                                                                                                                                                                                | 1 space per 50m <sup>2</sup> GFA                           |
| Relocatable home park            | 1 space per dwelling plus 1 visitor space per 5 dwellings (where developments contain 5 or more dwellings)                                                                                                                                                      |                                                            |
| Renewable energy facility        | No minimum parking rate specified                                                                                                                                                                                                                               |                                                            |
| Research and technology industry | 1 space per 30m <sup>2</sup> GFA                                                                                                                                                                                                                                |                                                            |
| Residential care facility        | 1 visitor space per 5 beds plus 1 space per employee plus 1 ambulance parking space                                                                                                                                                                             |                                                            |
| Resort complex                   | To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment. Refer to Appendix 1: Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts. |                                                            |
| Retirement facility              | 1 space per dwelling plus 1 visitor space per 5 dwellings (where developments contain 5 or more dwellings)                                                                                                                                                      | 1 visitor space per 10 dwellings plus 1 space per employee |
| Roadside stall                   | No minimum parking rate specified                                                                                                                                                                                                                               |                                                            |
| Rooming accommodation            | 0.5 space per <del>Rooming Unit</del> rented room, plus 0.25 visitor space per <del>Rooming Unit</del> rented room, plus one (1) space for an on-site manager (if applicable)                                                                                   | 1 visitor space per 10 rooms                               |
| Rural industry                   | 1 space per employee not residing on the site in addition to parking provided for the dwelling                                                                                                                                                                  |                                                            |
| Rural workers' accommodation     | No minimum parking rate specified                                                                                                                                                                                                                               |                                                            |
| Sales office                     | 3 spaces per 100m <sup>2</sup> GFA                                                                                                                                                                                                                              |                                                            |
| Service industry                 | 1 space per 20m <sup>2</sup> GFA                                                                                                                                                                                                                                | 1 space per 50m <sup>2</sup> GFA                           |
| Service station                  | Queuing space for at least two cars behind the last car at each                                                                                                                                                                                                 | Queuing space for at least two cars behind                 |

Item 5 / Attachment 2.



|                                                                                 |                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                 | petrol pump lane; plus 1 space per 20m <sup>2</sup> GFA for shop; plus 4 spaces per vehicle service bay; plus 0.5 space per employee                                                                                                                            | the last car at each petrol pump lane; plus 1 space per 20m <sup>2</sup> GFA for shop; plus 4 spaces per vehicle service bay; plus 0.5 space per employee                                                              |
| Shop                                                                            | 1 space per 20m <sup>2</sup> GFA                                                                                                                                                                                                                                | 1 space per 50m <sup>2</sup> GFA                                                                                                                                                                                       |
| Shopping centre                                                                 | 1 space per 20m <sup>2</sup> GFA                                                                                                                                                                                                                                | 1 space per 50m <sup>2</sup> GFA                                                                                                                                                                                       |
| Short-term accommodation (other than within the High Density Residential Zone)  | 1 space per room plus 1 visitor space per 10 rooms plus 0.5 space per employee                                                                                                                                                                                  | 1 space per room<br>Note: Further concessions to car parking rates may be permissible with the application of Travel Demand Management measures - Table 6.4.10.1.                                                      |
| Short-term accommodation where located within the High Density Residential Zone | 1 space per room<br>Note: Further concessions to car parking rates may be permissible with the application of Travel Demand Management measures - Table 6.4.10.1.                                                                                               |                                                                                                                                                                                                                        |
| Showroom                                                                        | 1 space per 20m <sup>2</sup> GFA where ≤ 100m <sup>2</sup> ; 1 space per 40m <sup>2</sup> for component GFA where > 100m <sup>2</sup>                                                                                                                           | 1 space per 50m <sup>2</sup> GFA                                                                                                                                                                                       |
| Special industry                                                                | 1 space per 100m <sup>2</sup> GFA and 2 spaces per tenancy                                                                                                                                                                                                      |                                                                                                                                                                                                                        |
| Substation                                                                      | No minimum parking rate specified                                                                                                                                                                                                                               |                                                                                                                                                                                                                        |
| Telecommunications facility                                                     | No minimum parking rate specified                                                                                                                                                                                                                               |                                                                                                                                                                                                                        |
| Theatre                                                                         | 1 space per 15m <sup>2</sup> GFA or 1 space per 5 seats                                                                                                                                                                                                         | 1 space per 50m <sup>2</sup> GFA                                                                                                                                                                                       |
| Tourist attraction                                                              | To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment. Refer to Appendix 1: Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts. | To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment. Refer to Appendix 1: Determination of the level of transport impact and |



|                      |                                                                                                             | SC6.4.3 Assessment of Transport Impacts. |
|----------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Tourist park         | 1 space per site; plus 1 visitor space per 10 sites; plus 1 space per employee                              |                                          |
| Transport depot      | 1 space per vehicle plus 0.75 space per employee                                                            |                                          |
| Utility installation | No minimum parking rate specified                                                                           |                                          |
| Veterinary service   | 1 space per 20m <sup>2</sup> GFA                                                                            | 1 space per 50m <sup>2</sup> GFA         |
| Warehouse            | 1 space per 100m <sup>2</sup> GFA up to 10,000m <sup>2</sup> then 1 space per 200m <sup>2</sup> thereafter. |                                          |
| Wholesale nursery    | 1 space per 100m <sup>2</sup> Total Use Area (TUA)                                                          |                                          |
| Winery               | 1 space per 20m <sup>2</sup> of retail GFA plus 1 space per employee                                        |                                          |

**Table 6.4.10.1 — Travel Demand Management Measures, Eligible Land Uses and Indicative Reductions**

**Reason for change:** an explanatory matter about the instrument

Note: A maximum 20% reduction in parking is available when applying the indicative TDM measures in Table 6.4.10.1 for eligible Short-term accommodation and Multiple dwelling development.

#### 6.4.14 Cycle Network

**Reason for change:** is of a minor nature to correct and clarify mapping link

(1) The cycle network hierarchy is identified in the iGO Active Transport Action Plan, with the principal cycle routes and strategic recreational routes (both existing and future routes) also being reflected within the strategic active transport network mapping (Figure 6.4.14 in the Planning Scheme Policy online mapping).

#### 6.4.15 Pedestrian Network

**Reason for change:** a factual matter incorrectly stated in the instrument

(1) The pedestrian network hierarchy is identified in the iGO Active Transport Action Plan, with the pedestrian activity streets and transport corridors also being reflected in the Active Transport Map (Figure 6.4.14).

**Table 6.4.15.1 — Pedestrian Network Characteristics**



**Reason for change:** a factual matter incorrectly stated in the instrument

~~Note: The pedestrian network is identified in the iGO Active Transport Action Plan, and is reflected in the Active Transport Map (Figure 6.4.14)~~

Note: This table should be interpreted in conjunction with the footpath requirements in the road characteristics table – Section 6.4.4 of this Planning Scheme Policy.





## Schedule 7 Local Character Places

### 7.3.2 Aboriginal and Torres Strait Islander Places, Historic and Miscellaneous Places, Places with Trees and Vegetation of Significance

Reason for change: New citation for new listing

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                               |                             |                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------|---------------------------------------------------------------|
| <b>Place Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (Former) Medical Superintendent's Residence, Ipswich Hospital |                             |                                                               |
| <b>Address</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 81 East Street, Ipswich (fronting Court Street)               |                             |                                                               |
| <b>Historical Theme</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 6.4                                                           | <b>Criteria for Listing</b> | 1 (Historical), 3 (Typological), 4 (Aesthetic), 5 (Spiritual) |
| <b>Statement of Significance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                               |                             | <b>Location</b>                                               |
| <p>The former Medical Superintendent's residence is a purpose-built dwelling completed in 1941 within the Ipswich Hospital Health campus. The first and longest residing tenant was Dr. David Trumpy and family, who was also instrumental in advocating for the build, selecting the site and approving the design. Dr Trumpy is an important and celebrated figure in the post-war civic life of Ipswich. The residence is the work of recognised architect, Douglas Francis Woodcraft Roberts (1906 - 1941) and later services by prominent SEQ architectural firm Conrad Gargett Architects and was constructed by Builder A.A. Newall in 1941.</p> <p>Uncommon in Ipswich, this two-storey masonry and tile building is an example of the late Art-Deco style, moving towards a modernist aesthetic. The elevated siting at the intersection of Nicholas and Court Street with impressive prospect easterly to Brisbane, reflects the importance placed upon the Superintendent's role in both health and civic standing.</p> <p>The residence and adjacent nurses' accommodation building illustrates the development of the Ipswich health campus and reflects the State lead housing policies for essential health workers. The dwelling contributes greatly to the Nicholas Street streetscape and the Denmark Hill viewshed. The dwelling's distinct form, detailing and tiled roof provides a landmark to the corner of the Hospital and residential precincts.</p> |                                                               |                             |                                                               |

Reason for change: Removal of incorrect listing

|                                  |                         |                             |                 |
|----------------------------------|-------------------------|-----------------------------|-----------------|
| <b>Place Name</b>                | Rosewood Realty         |                             |                 |
| <b>Address</b>                   | 5 John Street, Rosewood |                             |                 |
| <b>Historical Theme</b>          | 3.8                     | <b>Criteria for Listing</b> | 1 (Historical)  |
| <b>Statement of Significance</b> |                         |                             | <b>Location</b> |



|                                                                                                                                                                    |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <del>The shop with its footpath awning is a good example of a type now becoming rare. The shop is significant for its use of traditional form and materials.</del> |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

**Reason for change:** Correction to listing

|                                                                                                                                                                                                                                                                                                                                                                                                     |                                                               |                             |                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------|-------------------------------|
| <b>Place Name</b>                                                                                                                                                                                                                                                                                                                                                                                   | <u>Rosewood Realty and</u> Hoop Pine (Araucaria cunninghamii) |                             |                               |
| <b>Address</b>                                                                                                                                                                                                                                                                                                                                                                                      | 7–9 John Street, Rosewood                                     |                             |                               |
| <b>Historical Theme</b>                                                                                                                                                                                                                                                                                                                                                                             | 2.8, 2.9, <u>3.8</u>                                          | <b>Criteria for Listing</b> | 1 (Historical), 4 (Aesthetic) |
| <b>Statement of Significance</b>                                                                                                                                                                                                                                                                                                                                                                    |                                                               |                             | <b>Location</b>               |
| <p><del>The shop with its footpath awning is a good example of a type now becoming rare. The shop is significant for its use of traditional form and materials.</del></p> <p>The mature hoop pine is significant as a rare natural feature in a main street setting. <del>The</del> <u>The</u> tree has streetscape and aesthetic value and it is a landmark feature in Rosewood's main street.</p> |                                                               |                             |                               |

**Reason for change:** New citation for new listing

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     |                             |                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------|-------------------------------------------------------|
| <b>Place Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <u>(Former) Ipswich Baby Clinic</u> |                             |                                                       |
| <b>Address</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <u>16 Wharf Street, Ipswich</u>     |                             |                                                       |
| <b>Historical Theme</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <u>10.1</u>                         | <b>Criteria for Listing</b> | <u>1 (Historical), 3 (Typological), 4 (Aesthetic)</u> |
| <b>Statement of Significance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                             | <b>Location</b>                                       |
| <p><u>The Ipswich Baby Clinic was officially opened on Monday, 10 December 1923, marking a significant step in Queensland's early public health initiatives.</u></p> <p><u>The Clinic was one of ten State-designed, built and operated baby clinics constructed between 1923 and 1930, based upon a standardised architectural design aimed at promoting improved maternal and infant welfare. As the central hub for such services in the Ipswich region, the clinic played a vital role in improving early childhood outcomes and raising public awareness of health and hygiene practices among mothers and young families.</u></p> <p><u>The building was a purpose designed health facility and retains its single storey masonry form, symmetrical plan with classical columns and detailing and a hipped roof topped by a prominent fleche. The modest domestic scale is layered with distinctive civic architectural elements appropriate to its original public health function. The building reflects the Department of Public Works, stripped classical architectural style of the period and the almost panopticon centralised planning principles for public health buildings of the period.</u></p> |                                     |                             |                                                       |



The former Ipswich Baby Clinic contributes to the inner-city context and streetscape.

### (3) Schedule of Local Places of Interest

**Reason for change:** Removal of incorrect listing

|                    |                        |
|--------------------|------------------------|
| <b>Place Name</b>  |                        |
| <b>Address</b>     | 68 Lunds Road, Mt Mort |
| <b>Description</b> | <b>Location</b>        |
| Farm complex       |                        |

**Reason for change:** Removal of incorrect listing - silo and hay shed have been removed

|                    |                                      |
|--------------------|--------------------------------------|
| <b>Place Name</b>  |                                      |
| <b>Address</b>     | 164-190 Marburg Quarry Road, Marburg |
| <b>Description</b> | <b>Location</b>                      |
| Silo and Hay Shed  |                                      |

**Reason for change:** Removal of incorrect listing - dwelling has been relocated

|                    |                                               |
|--------------------|-----------------------------------------------|
| <b>Place Name</b>  |                                               |
| <b>Address</b>     | 326 Mt Forbes Road (1 Murrimo Road), Ebenezer |
| <b>Description</b> | <b>Location</b>                               |
| Dwelling           |                                               |

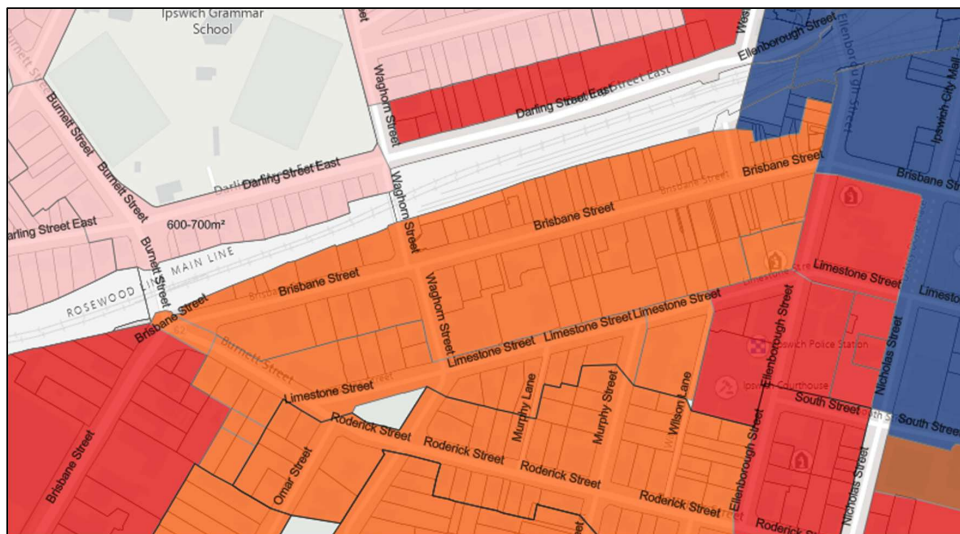
## Mapping Amendments – Amendment Package 1

### 1. OV6 - Building Height and Density Overlay

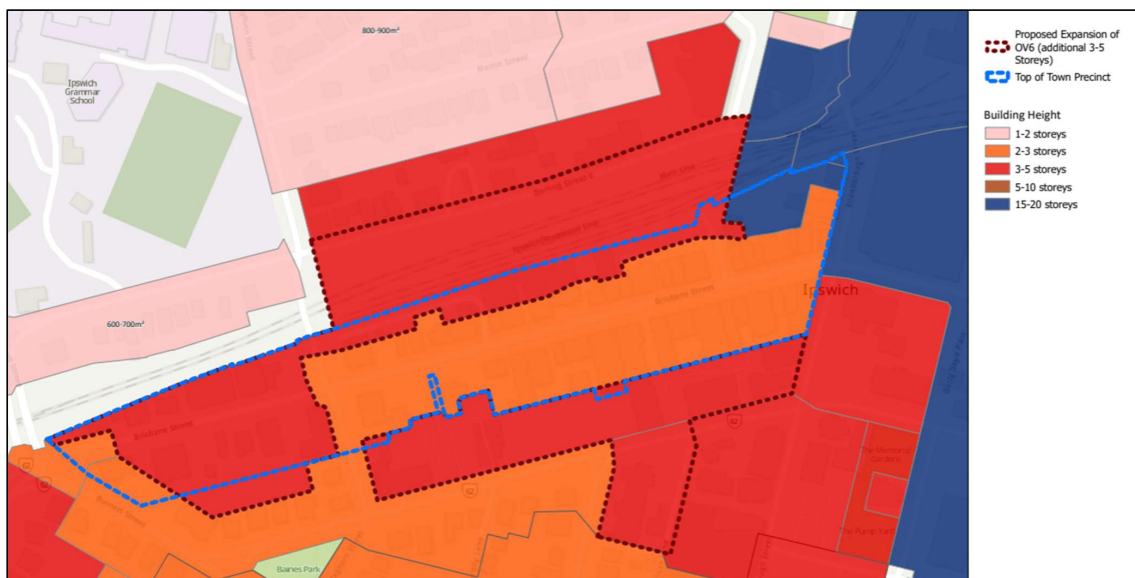
#### Overlay Mapping

- Amendment to provide for a transition in building height across the 'Top of Town' area (as depicted by the blue line with this line not part of the amendment).

#### Current



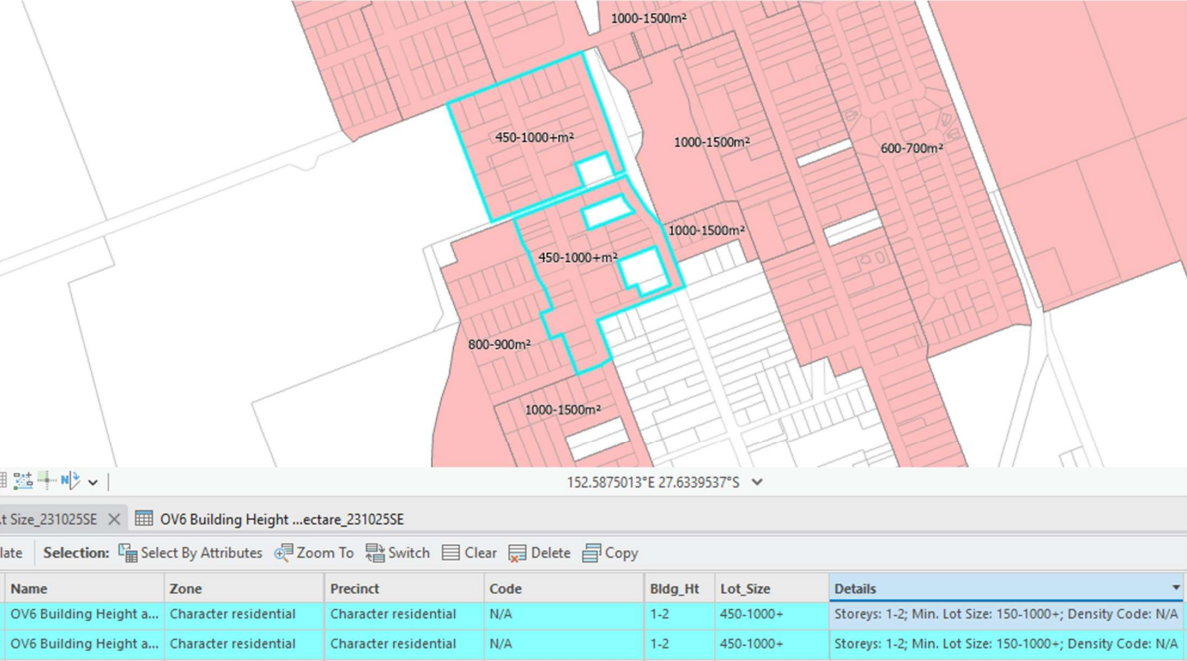
#### Proposed



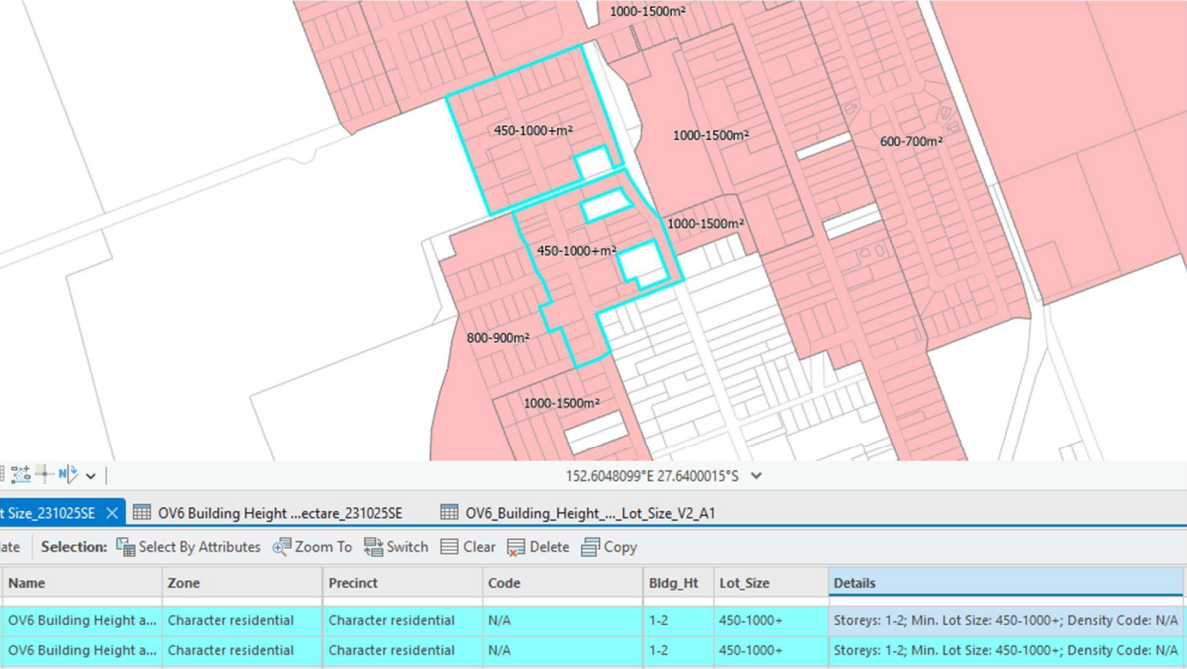
Other mapping system changes

- Correction of property flags showing incorrect height and density information details over 2 polygons in Rosewood

Current



Proposed

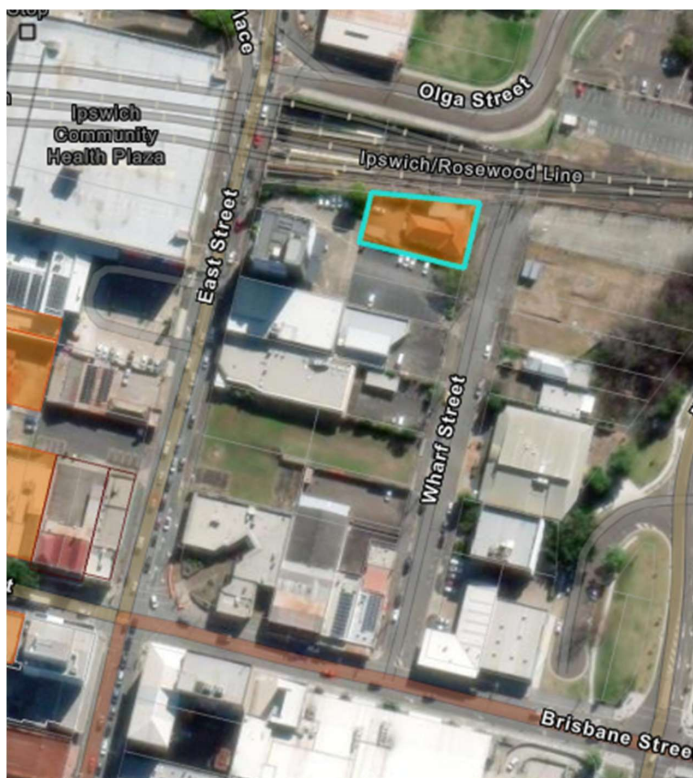




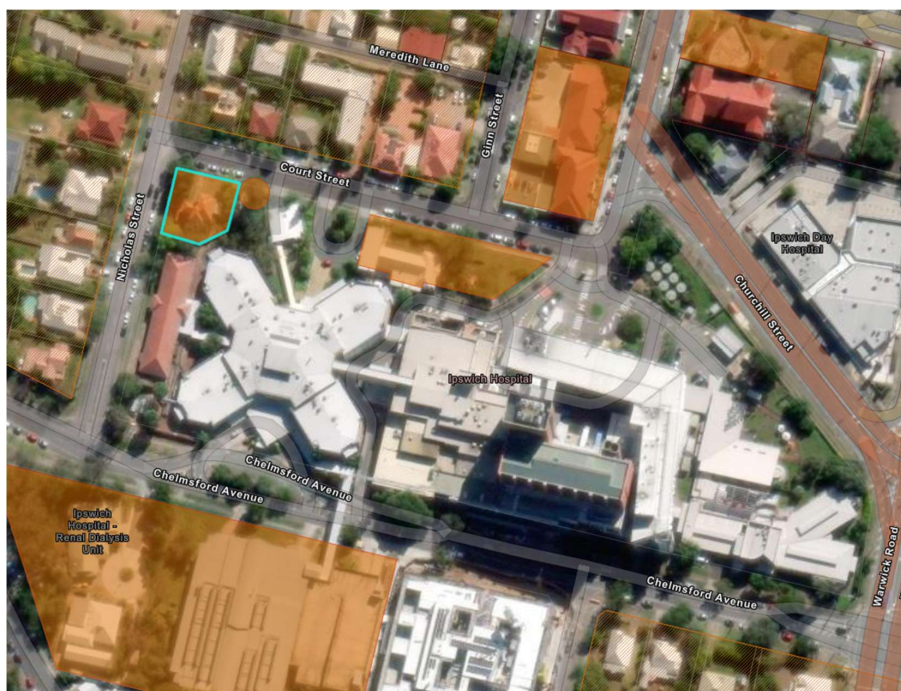
2. OV3 Character Places and Areas Overlay

***New Individual Places of Local Significance Listings***

16 Wharf Street, Ipswich



81 East Street, Ipswich (known as 7 Court Street, Ipswich)





***Other mapping changes***

- inclusion of the listing information for 5 John Street, Rosewood on 7-9 John Street (correction)
- removal of mapping from 5 John Street (correction – is located on 7-9 John Street)
- removal of the mapping listing for 9 Roderick Street, Ipswich (historic tree is no longer on site)
- removal of mapping from 68 Lunds Road, Mt Mort (incorrectly mapped)
- removal of mapping from 326 Mt Forbes Road, Ebenezer (house relocated)
- removal mapping from 164-190 Marburg Quarry Road, Marburg (silo and hay shed removed)



# Chief Executive Notice

## Notice about the process for amending a planning scheme under section 18(3) of the *Planning Act 2016*

### Amendment Package 1 to the Ipswich City Plan 2025 - Ipswich City Council

#### Introduction

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This notice is given by the Chief Executive of the department administering the *Planning Act 2016* (Chief Executive) in accordance with section 18(3) of the *Planning Act 2016* (the Act), with respect to the planning scheme amendment proposed by the local government (proposed amendment) by way of notice under section 18(2) of the Act.

Part A of this notice sets out the steps undertaken for the planning and preparation of the proposed planning scheme amendment prior to the issuing of this notice. Parts B & C of this notice set out the process that applies to the proposed amending of this planning scheme, and the entity responsible for each step in the process<sup>1</sup>.

The process stated in this notice must be followed by the local government in accordance with section 18(6) of the Act.

#### 1. Chief Executive Powers and Functions

The Chief Executive delegates under section 282 of the *Public Sector Act 2022* the functions and powers of the Chief Executive under this notice to the following delegates:

- 1.1 For Chief Executive functions and powers listed in Part B of this notice: Chief Executive may list specific department officer/s, where appropriate: for example:
  - (a) Deputy Director General, Planning Group
  - (b) Executive Director, Planning Group.

- 1.2 For Chief Executive functions and powers listed in Part C of this notice, the person stated as the delegate for each step in Column 4 of Table 2.

Chief Executive delegations exclude the power to subdelegate.

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<sup>1</sup> Where the functions and powers of the Chief Executive under this notice may be appropriately performed or exercised by an officer in Planning Group in the Department, this notice includes the delegation of the Chief Executive.

## Part A – Planning and preparation

Early and ongoing engagement with the State government and other stakeholders identifies and helps address issues early in the plan-drafting process.

Table 1 sets out the steps that the local government has advised the Chief Executive have been undertaken for the planning and preparation of the proposed planning scheme amendment prior to the issuing of this notice.

**Table 1: Planning and preparation steps**

| Step No. | Summary of action/s                                                                                | Specific action/s                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Step A   | Early engagement with State agencies and other relevant parties                                    | <p>Early engagement<sup>2</sup>, facilitated by the department administering the Act (department), has been undertaken on the proposed planning scheme amendment with the following state agencies and other relevant parties:</p> <ul style="list-style-type: none"> <li>DSDIP briefing 24 October 2025</li> </ul> <p>This briefing identified Queensland Health will need to be engaged regarding the proposed listing of the former Medical Superintendent's Residence at 81 East Street, Ipswich (known as 7 Court Street).</p> <p>DSDIP also identified that no other State agencies would require formal engagement or notification.</p> <p>Targeted engagement with Queensland Health to commence during early engagement, followed by formal referral as part of the State interest review.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Step B   | Local government proposes a planning scheme amendment and requests a streamlined amendment process | <p>The Ipswich City Council proposed to make the Amendment Package 1 to the Ipswich City Plan 2025 on 27 November 2025.</p> <p>On 28 November 2025, Ipswich City Council wrote to the Chief Executive requesting the Chief Executive to issue a notice under section 18(3) of the Act for Amendment Package 1 to the Ipswich City Plan 2025.</p> <p>The request included:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> a draft notice under section 18(3) of the Act for the Chief Executive's consideration;</li> <li><input checked="" type="checkbox"/> a communications strategy;</li> <li><input checked="" type="checkbox"/> a electronic copy of the proposed planning scheme amendment;</li> <li><input checked="" type="checkbox"/> a statement about the nature and objectives of the proposed planning scheme amendment and why a streamlined amendment process is proposed;</li> <li><input checked="" type="checkbox"/> consideration of the effect of the proposed planning scheme amendment on state interests;</li> <li><input checked="" type="checkbox"/> any relevant mapping (if available); and</li> <li><input checked="" type="checkbox"/> the outcomes of early engagement.</li> </ul> |

<sup>2</sup> Early engagement with State agencies may lead to the State agency writing to the department to:

(a) provide preliminary advice on the proposed planning scheme amendment; and/or  
(b) advise they wish to opt out of the state interest review for the proposed planning scheme amendment (Step 1 of Table 2, Part C).

## Part B – General process provisions

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This part prescribes matters that are to be read in conjunction with the requirements set out in Part C.

### 1. Requesting information and changes

- 1.1 The Minister for Planning (Minister) or Chief Executive, as relevant to the process, may, at any time, give the local government a notice:
- (a) requesting further information; or
  - (b) advising of any changes to the proposed planning scheme amendment to address state interests.

### 2. Managing timeframes

- 2.1 The Minister, Chief Executive, or local government, may pause a timeframe (except for the public consultation timeframe) for an action for which the entity is responsible, by giving notice to the other entity prescribed in the relevant section of the process. This notice must state the period for which the timeframe will be paused and a date upon which the timeframe will restart.
- 2.2 If a notice to pause a timeframe is given, the process is paused from the day<sup>3</sup> after the notice is given until the date stated in the notice, unless the notice is earlier withdrawn by the party that gave the notice.
- 2.3 If a notice to pause a timeframe is withdrawn, the process restarts from the day after the withdrawal notice is given.
- 2.4 The duration of a pause notice may be extended by the giving of another pause notice before the paused period ends.
- 2.5 Each entity may only pause timeframes for steps for which it is responsible under Part C of this notice for a cumulative total number of days as follows:
- (a) for the Minister and the Chief Executive, collectively a total of 20 days; and
  - (b) for the local government, a total of 20 days.
- 2.6 A timeframe may be paused beyond the cumulative total number of days stated in Section 2.5 where the local government and either the Minister or Chief Executive, whichever entity is relevant to the current part of the process, agree that it is appropriate to pause the timeframe for a further agreed number of days.

### 3. Public consultation

For public consultation included in Part C of this notice, the local government is required to comply with the following:

- 3.1 Publish at least one public notice about the proposal to amend the planning scheme.
- 3.2 Keep the proposed planning scheme amendment available for inspection and purchase for the duration of the consultation period identified in Part C of this notice.
- 3.3 The public notice must:
- (a) be in accordance with the requirements stated in the definition of 'public notice' in schedule 2 of the Act;
  - (b) state the consultation period identified in Part C of this notice; and
  - (c) state that any person may make a submission about the proposed planning scheme amendment to the local government within the consultation period.

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<sup>3</sup> Business day

- 3.4 Consider all properly made submissions about the proposed planning scheme amendment.
- 3.5 Notify persons who made properly made submissions about how the local government dealt with the submissions.
- 3.6 For the public consultation report, a notice containing a summary of the matters raised in the properly made submissions and stating how the local government dealt with the matters must be given to the Chief Executive.
- 3.7 If consultation is required to be repeated due to a significantly different change (having regard to the definition in the Minister's Guidelines and Rules (MGR), including reference to schedule 2 of the MGR), the local government may decide to limit the public consultation to only those aspects of the proposed planning scheme amendment that have changed.

#### **4. Communications strategy**

The local government is required to implement the communications strategy about the proposed planning scheme amendment at Appendix A.

#### **5. Changing the proposed planning scheme amendment**

- 5.1 The local government may make changes to the proposed planning scheme amendment or propose conditions the Chief Executive may consider imposing.
- 5.2 The local government must ensure any changes made to the proposed planning scheme amendment continue to appropriately integrate and address relevant state interest/s, including those identified in a state interest review.
- 5.3 Where a change results in a version of the proposed planning scheme amendment that is significantly different (having regard to the definition in the Minister's Guidelines and Rules (MGR), including reference to schedule 2 of the MGR) to the version released for public consultation, the local government must restart the consultation process as outlined in Part C.
- 5.4 However, the Chief Executive may determine that Section 5.3 does not apply for a change that is significantly different, if the change addresses an issue raised in submissions or addresses a matter raised during state interest review.
- 5.5 At any time the Chief Executive may consider giving to the local government an amended notice about the process for amending the planning scheme, in accordance with section 18(3)(b) of the Act.

### **Part C – Process for amending the planning scheme**

Unless stated otherwise, the process described in this Part C is to be undertaken in the order in which it is prescribed in Table 2. The proposed planning scheme amendments will be informed by the steps taken under Part A. This does not preclude the need for steps to be repeated should changes be made to the proposed amendment, as provided for in Part B.

**Table 2: Process for amending the planning scheme**

| 1. Step No.                                                                    | 2. Summary of action/s                      | 3. Specific action/s                                                                                                                                                                                                                                                              | 4. Entity responsible for action/s                                    | 5. Timeframes <sup>4</sup>                                                                                                           |
|--------------------------------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>State interest review (may occur concurrently with public consultation)</b> |                                             |                                                                                                                                                                                                                                                                                   |                                                                       |                                                                                                                                      |
| Step 1                                                                         | State interest review of proposed amendment | Undertake state interest review, and consideration of the proposed amendment. In undertaking the state interest review, State agency consideration of the effect of the amendment on state interests may be sought.                                                               | Chief Executive<br>Delegate:<br>Executive Director,<br>Planning Group | Commencing on the day after the Chief Executive gives notice to the local government under Section 18(3) of the Act                  |
| Step 2                                                                         | State agency briefing                       | The department facilitates a meeting with the local government, and invited State agencies identified as having state interests relevant to or potentially affected by the proposed amendment.                                                                                    | Chief Executive<br>Delegate:<br>Executive Director,<br>Planning Group | Within 5 days from the commencement of Step 1                                                                                        |
| Step 3                                                                         | Outcome of the state interest review        | Local government provided with a notice of the outcome of the state interest review.                                                                                                                                                                                              | Chief Executive<br>Delegate:<br>Executive Director,<br>Planning Group | Within 20 days from the commencement of Step 1                                                                                       |
| <b>Public consultation (may occur concurrently with state interest review)</b> |                                             |                                                                                                                                                                                                                                                                                   |                                                                       |                                                                                                                                      |
| Step 4                                                                         | Public consultation                         | Local government undertakes public consultation in accordance with the requirements outlined in Part B, sections 3.1 to 3.3 and 4 of this notice.<br><br>Note – Public consultation may be carried out at the same time as the state interest review.                             | Local government<br>Delegate:<br>Manager, City Design                 | The consultation period is a minimum 20 business days after the day the last public notice is published in the local government area |
| <b>Considering submissions and approval to adopt</b>                           |                                             |                                                                                                                                                                                                                                                                                   |                                                                       |                                                                                                                                      |
| Step 5                                                                         | Local government gives notice               | Local government considers feedback from the state interest review and public consultation and gives notice to the Chief Executive requesting approval to adopt the proposed amendment. This request must include a copy of the public consultation report, provided to the Chief | Local government<br>Delegate:<br>Manager, City Design                 | Within 30 days from the end of Step 3 or Step 4, whichever is the later.                                                             |

<sup>4</sup> Timeframes for steps in the process may be tailored based on the scope, risk and complexity of the proposed amendment.



| 1. Step No.                      | 2. Summary of action/s                                                                               | 3. Specific action/s                                                                                                                                                                                                                                                                                                                                                                    | 4. Entity responsible for action/s                              | 5. Timeframes <sup>4</sup>                              |
|----------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------|
|                                  |                                                                                                      | Executive in accordance with the requirements outlined in Part B, section 3 of this notice and the local government and may also include proposed conditions for the Chief Executive to consider imposing.                                                                                                                                                                              |                                                                 |                                                         |
| Step 6                           | Consideration for approval to adopt                                                                  | <p>The Chief Executive considers the request for approval to adopt the proposed planning scheme amendment and gives notice to the local government stating whether the proposed amendment may:</p> <p>(a) be adopted, with or without conditions; or</p> <p>(b) not be adopted and the reasons why.</p>                                                                                 | Chief Executive Delegate:<br>Executive Director, Planning Group | Within 10 days from the end of Step 5                   |
| <b>Local government to adopt</b> |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |                                                         |
| Step 7                           | Local government consideration to adopt                                                              | <p>The local government decides to either:</p> <p>(a) adopt the proposed planning scheme amendment in accordance with a notice given by the Chief Executive under Step 6; or</p> <p>(b) not proceed with the proposed planning scheme amendment.</p> <p>After the planning scheme is amended, the local government must publish a public notice about amending the planning scheme.</p> | Local government                                                | None                                                    |
| Step 8                           | Local government provides public notice and copy of planning scheme amendment to the Chief Executive | The local government must give the Chief Executive a copy of the public notice about the decision made by the local government regarding the adoption of the planning scheme amendment and if made, a certified copy of the planning scheme amendment.                                                                                                                                  | Local government Delegate:<br>Manager, City Design              | Within 10 business days of publishing the public notice |

Dated

Chief Executive  
Department of State Development, Infrastructure and Planning

## Appendix A: Local government communications strategy

1. Undertake the actions identified in the table below, including targeted engagement with landowners affected by the two proposed character listings.
2. Publish a public notice in a locally circulating newspaper about proposed Amendment Package 1 to amend the Ipswich City Plan 2025.
3. Provide 20 business days for the public consultation period concurrently with the State Interest Review (SIR).
4. Publish an eAlert regarding the public notice to improve general community awareness of proposed Amendment Package 1.
5. Keep proposed Amendment Package 1 available for inspection and purchase from the Council administration building at 1 Nicholas Street, Ipswich for the duration of the consultation period identified in Part C of this notice.
6. Make the Amendment Package 1 available online using the Isovist platform with a copy of the proposed amendment also available from the Council website.
7. Consider all properly made submissions about the proposed Amendment Package 1 to amend the Ipswich City Plan 2025.
8. Notify persons who made properly made submissions about how the local government dealt with the submissions.
9. Publish the public consultation report on the Council website, following adoption.

### Community Engagement Action Plan

Noting the focus of Amendment Package 1 is on making key operational, minor or administrative amendments to correct or improve the functioning of the Ipswich City Plan 2025, the community engagement plan is limited to the following three phases.

#### Phase 1 – Amendment Package 1 – Early engagement

| Activity               | Description                                                                                                               | Stakeholder Group | Actions                                                                             | Resources and budget      | Timeframes                                    | Responsible Officer                |
|------------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------|---------------------------|-----------------------------------------------|------------------------------------|
| Internal engagement    | Undertake internal discussions to identify amendment content                                                              | Council           | Identification of key operational and minor changes required                        | In-house officer resource | July to October 2025                          | Garath Wilson and Richard de Vries |
| Early State engagement | Undertake early engagement with DSDIP                                                                                     | DSDIP             | Initial discussions<br><br>Early provision of draft amendment<br><br>Formal Meeting | In-house officer resource | October<br><br>Formal meeting 24 October 2025 | Garath Wilson and Richard de Vries |
| Targeted Engagement    | Engagement with the landowners of 16 Wharf Street, Ipswich and 81 East Street, Ipswich (known as 7 Court Street, Ipswich) | Community         | Discussion with landowners regarding proposed listings and historical significance  | In-house officer resource | November to December 2025                     | Garath Wilson and Richard de Vries |

Item 5 / Attachment 3.

Phase 2 – Public notice period for Amendment Package 1

| Activity                 | Description                                                                                                                            | Stakeholder Group   | Actions                                                                                                                                                                                                                                                                       | Resources and budget      | Timeframes               | Responsible Officer                                     |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------------|---------------------------------------------------------|
| Prepare support material | Shape Your Ipswich website information eAlert                                                                                          | Community           | Prepare eAlert and amendment summary information for inclusion on Council website as a landing page                                                                                                                                                                           | In-house officer resource | October to December 2025 | Richard de Vries                                        |
| Publish public notice    | Publish online newspaper notice                                                                                                        | Community           | Prepare and publish public notice in an online newspaper<br><br>Display a copy of the public notice in the Administration building during consultation period<br><br>Keep amendment package available online and for download from Council website during consultation period | In-house officer resource | October to December 2025 | Richard de Vries                                        |
| Engagement support       | Provide email address and telephone number to obtain additional information<br><br>Provide State with direct contact for any enquiries | Community and DSDIP | Provide contact details on the Council webpage<br><br>Undertake discussions with State and State agencies as required                                                                                                                                                         | In-house officer resource | During consultation      | Richard de Vries and Jo Porter (administration support) |

Phase 3 – Finalisation of Amendment Package 1 and consultation feedback

| Activity                                       | Description                                                                                           | Stakeholder Group                     | Actions                                                                                                                           | Resources and budget      | Timeframes                   | Responsible Officer                |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------------|------------------------------------|
| Acknowledge receipt of submissions             | Provide an acknowledgement to any submission received                                                 | Submitters                            | Prepare acknowledgement letter / email response for each submission                                                               | In-house officer resource | During and post consultation | Jo Porter and Richard de Vries     |
| Prepare submissions and SIR report             | Prepare summary report, addressing matters raised in all submissions and any matters arising from SIR | Submitters, Community, DSDIP, Council | Prepare summary report for Council consideration and to enable response to submitters and State on consideration and action taken | In-house officer resource | During and post consultation | Garath Wilson and Richard de Vries |
| Publish report and provide submission response | Provide submission response                                                                           | Submitters, Community, DSDIP, Council | Provide a submission response to each submitter referring to the submission report, and make the report available online          | In-house officer resource | Post consultation            | Richard de Vries                   |

|  |  |  |                           |  |  |  |
|--|--|--|---------------------------|--|--|--|
|  |  |  | on the Council<br>webpage |  |  |  |
|--|--|--|---------------------------|--|--|--|

## Appendix B: Local government statement regarding Amendment Package 1

### 1. Statement on nature and objectives of the proposed planning scheme amendment

The purpose of Amendment Package 1 is to reduce the number of low-risk building applications triggered, make minor corrections and updates, ensure consistency with the planning regulations, enhance local heritage conservation, and improve the usability of the new planning scheme.

The scope of the proposed amendment package includes changes to assessment triggers, overlay codes, zoning codes, mapping corrections and minor policy updates. The objective of the proposed amendment package is to provide an initial quick response to address operational matters and correct minor content errors identified since commencement.

Whilst some of the proposed changes to the categories of development assessment include changes that will require the lodgement of development applications, most of the changes look to reduce the need for applications by providing new ADSR pathways, or by improvements to the required outcomes. The changes that require applications are generally corrections rather than changes to policy.

The amendments are predominantly operational, minor or administrative amendments to correct or improve the functioning of the Ipswich City Plan 2025. The amendments are best summarised as providing:

- Increased efficiency (addressing matters that weren't intended)
- Functional improvement and clarity (making things clearer and simpler)
- Enhancements to character provisions (2 new listings; improved operation of code)
- Editorial matters (fixing spelling, grammar, numbering, formatting)

While most of the proposed amendments are administrative or minor in nature, components such as the changing of levels of assessment are considered a major amendment under the MGR.

### 2. Statement on why a streamlined amendment process is proposed

A streamlined amendment process is considered the most appropriate and efficient approach to undertake predominantly operational amendments to improve the functionality of the Ipswich City Plan 2025.

As noted, while most of the proposed amendments are administrative or minor in nature, components such as the changing of levels of assessment are considered a major amendment under the MGR. As such, for the purposes of maintaining a single amendment package for the first round of amendments to the Ipswich City Plan 2025, the use of the s18 streamlined amendment process is preferred.

### 3. Statement on the effect of the proposed planning scheme amendment on state interests

As the amendment package is predominately operational in nature, there are no new matters of state interest, and it is considered the minor nature of the changes will have no impacts on state interests.

State officers from the Planning Services, Planning Group, Department of State Development, Infrastructure and Planning identified the likely requirement to refer the amendments to Queensland Health to consider the listing of 81 East Street, Ipswich (known as 7 Court Street, Ipswich).

### 4. Statement on the outcomes of early engagement

Council officers met with the State officers from the Planning Services, Planning Group, Department of State Development, Infrastructure and Planning, on 24 October 2025 to provide a briefing on the proposed s18 amendment and to discuss the preferred process.

This included discussing:

- The content of the proposed amendment package.
- Streamlining the process based on the 3-month process - it was noted that public consultation is unlikely able to commence until the new year based on initial processing time.
- Undertaking concurrent public consultation and State interest review - generally agreed in principle.
- Encouraging state agencies to 'opt out' of the formal state interest review process - generally agreed in principle with referral to Queensland Health remaining likely to consider the listing of 81 East Street, Ipswich (known as 7 Court Street, Ipswich).
- The use of lower delegations to streamline approval processes - generally agreed in principle.

A follow up discussion was held on 28 October 2025 to refine the proposed s18 Chief Executive Notice.

## Appendix C: Local government copy of Amendment Package 1

### Enclosures

1. Electronic copy of all amendments with track changes (PDF and word version)
2. Electronic copy of associated mapping changes (PDF)
3. Council Committee report, including attachments (PDF)

Doc ID No: A12181607

ITEM: 6

SUBJECT: EXERCISE OF DELEGATION REPORT

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 30 OCTOBER 2025

### **EXECUTIVE SUMMARY**

This is a report concerning applications that have been determined by delegated authority for the period 25 September 2025 to 30 October 2025.

### **RECOMMENDATION/S**

**That the Exercise of Delegation report for the period 25 September 2025 to 30 October 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 25 September 2025 to 30 October 2025.

## HUMAN RIGHTS IMPLICATIONS

|                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HUMAN RIGHTS IMPACTS                                                                                                                                                                                            |
| <b>RECEIVE AND NOTE REPORT</b>                                                                                                                                                                                  |
| The Recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights. |

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

|    |                                                                                                                                                                                                       |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Exercise of Delegation Report   |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Justin Bougoure

**MANAGER, DEVELOPMENT PLANNING**

I concur with the recommendations contained in this report.

Brett Davey

**GENERAL MANAGER (PLANNING AND REGULATORY SERVICES)**

***“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 25 September 2025 and 30 October 2025  
Total number of applications determined - 503

| DIVISION 1                             |                                                         |                                      |                                                                                                                                                                                                                                                                                                                   |               |          |                                       |
|----------------------------------------|---------------------------------------------------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|---------------------------------------|
| No Authority Assigned: 2 Application/s |                                                         |                                      |                                                                                                                                                                                                                                                                                                                   |               |          |                                       |
| Application No.                        | Applicant                                               | Address                              | Description                                                                                                                                                                                                                                                                                                       | Decision Date | Decision | Determining Authority                 |
| 11899/2025/PFT                         | REII Building Certification                             | 16 Helios Street, White Rock         | Single Dwelling                                                                                                                                                                                                                                                                                                   | 22/10/2025    | Approved |                                       |
| 11958/2025/PFT                         | Evolve Homes Queensland Pty Ltd                         | 15 Langa Street, White Rock          | Single Dwelling                                                                                                                                                                                                                                                                                                   | 22/10/2025    | Approved |                                       |
| Delegated Authority: 232 Application/s |                                                         |                                      |                                                                                                                                                                                                                                                                                                                   |               |          |                                       |
| Application No.                        | Applicant                                               | Address                              | Description                                                                                                                                                                                                                                                                                                       | Decision Date | Decision | Determining Authority                 |
| 5060/2025/BORIST                       | Altec                                                   | 55 Lance Drive, Flinders View        | Building over or near a stormwater drain - Carport<br>Building over or in an easement - Carport                                                                                                                                                                                                                   | 01/10/2025    | Approved | Engineering Delivery West Manager     |
| 8463/2025/BR                           | Mr Lovepreet Singh                                      | 182 Greenview Avenue, White Rock     | Siting Variation - Retaining Wall /Fence                                                                                                                                                                                                                                                                          | 28/10/2025    | Approved | Building Regulatory Officer           |
| 10423/2025/BR                          | Ms Janelle Wendy Hawkins                                | 72 Ebenezer Road, Ebenezer           | Amenity and Aesthetics - Shed                                                                                                                                                                                                                                                                                     | 14/10/2025    | Approved | Building Regulatory Officer           |
| 10711/2025/BR                          | Project BA                                              | 23 Thomas Street, Blackstone         | Amenity and Aesthetics - Reinstatement of a Dwelling                                                                                                                                                                                                                                                              | 02/10/2025    | Approved | Building Regulatory Officer           |
| 10826/2025/BR                          | Mr Ian William Browning and<br>Mrs Gai Lynette Browning | 105 Ebenezer Road, Ebenezer          | Siting variation - Shed                                                                                                                                                                                                                                                                                           | 14/10/2025    | Approved | Building Regulatory Officer           |
| 10896/2025/BR                          | Casa Paradiso Construction Pty Ltd                      | 25 Sharman Street, Redbank Plains    | Siting Variation - Dwelling and Secondary Dwelling                                                                                                                                                                                                                                                                | 29/10/2025    | Approved | Building Regulatory Officer           |
| 10875/2025/BR                          | Casa Paradiso Construction Pty Ltd                      | 27 Sharman Street, Redbank Plains    | Siting variation - Dwelling and Secondary Dwelling                                                                                                                                                                                                                                                                | 15/10/2025    | Approved | Building Regulatory Officer           |
| 11029/2025/BR                          | Mr Tony Hawkins                                         | 72 Ebenezer Road, Ebenezer           | Amenity and Aesthetics - Removal of a Dwelling                                                                                                                                                                                                                                                                    | 23/10/2025    | Approved | Building Regulatory Officer           |
| 11090/2025/BR                          | Precision Building Certification                        | 94 Caladenia Street, Deebing Heights | Siting Variation - Patio                                                                                                                                                                                                                                                                                          | 17/10/2025    | Approved | Building Regulatory Officer           |
| 11376/2025/BR                          | Everlast Sheds                                          | 15 Darlington Court, Flinders View   | Siting Variation - Shed                                                                                                                                                                                                                                                                                           | 22/10/2025    | Approved | Building Regulatory Officer           |
| 11672/2025/BR                          | Strickland Certifications Pty Ltd                       | 38 Rapur Street, Raceview            | Siting Variation - Carport                                                                                                                                                                                                                                                                                        | 30/10/2025    | Approved | Building Regulatory Officer           |
| 11746/2025/BR                          | Everlast Sheds                                          | 28 Chestnut Drive, Flinders View     | Siting variation - Shed                                                                                                                                                                                                                                                                                           | 30/10/2025    | Approved | Building Regulatory Officer           |
| 3325/2012/LDR/A                        | Sienna Eden Pty Ltd                                     | 7000 Ratnam Road, Redbank Plains     | Legal Document Request - Sienna Eden Stage 3                                                                                                                                                                                                                                                                      | 21/10/2025    | Approved | Senior Development Compliance Officer |
| 1546/2020/LDR/B                        | MNG LandPartners Pty Ltd                                | 7002 Bloomfield Mews, Ripley         | Legal Document Request                                                                                                                                                                                                                                                                                            | 23/10/2025    | Approved | Senior Development Compliance Officer |
| 16153/2021/MAMC/A                      | Azza Investments Pty Ltd                                | 28 Thornton Street, Raceview         | Minor Change - Material Change of Use - Community Use (Child Care Centre)                                                                                                                                                                                                                                         | 25/09/2025    | Approved | Development Assessment West Manager   |
| 421/2025/MAMC/A                        | The Baptist Union Of Queensland                         | 123 Cemetery Road, Raceview          | Minor Change - Material Change of Use - Multiple Residential (32 units)                                                                                                                                                                                                                                           | 07/10/2025    | Approved | Principal Planner                     |
| 8895/2023/MAMC/A                       | Mr Fadi Jawad                                           | 52 Vicki Street, Redbank Plains      | Minor Change - Reconfiguring a Lot - One (1) Lot into Three (3) Lots                                                                                                                                                                                                                                              | 29/09/2025    | Approved | Development Assessment East Manager   |
| 2396/2018/MAMC/A                       | Lutheran Church Of Australia                            | 86 Raceview Street, Raceview         | Minor Change - Material change of use - community use (extension to educational establishment to increase the maximum student capacity from 320 to 390 students).                                                                                                                                                 | 24/10/2025    | Approved | Development Assessment West Manager   |
| 1296/2023/MAPDA/B                      | Intrapac Whiterock Pty Ltd                              | 8 Treadwell Road, White Rock         | Amendment Application: Reconfiguring a Lot – One (1) Lot into Two Hundred and Forty-One (241) Residential Lots, One (1) Balance Lot, Three (3) Drainage Reserve Lots and Four (4) Linear Park Lots; and associated Plan of Development (POD) for a House over Two Hundred and Forty-One (241) Residential Lots    | 16/10/2025    | Approved | Development Assessment West Manager   |
| 9/2022/MAPDA/C                         | Stockland Development Pty Limited                       | 7006 Barrams Road, South Ripley      | Amendment Application - Priority Development Area - Material Change of Use - Context Plan; Reconfiguring a Lot - One (1) Lot into 607 Lots (including 595 Residential Lots, 1 Sales Office Lot, 10 Open Space Lots and 2 Balance Lots); and Material Change of Use - Plan of Development (Six (6) Dwelling Types) | 02/10/2025    | Approved | Principal Planner                     |
| 7497/2022/MAPDA/C                      | JFP Urban Consultants Pty Ltd                           | 10 Binnies Road, Ripley              | Amendment Application - Material Change of Use - Service Station, Fast Food Premises x 2, Indoor Sport and Recreation (Swim School), Service Industry (Car Wash) and Child Care Centre; and Reconfiguring a Lot (One (1) lot into Six (6) Lot and Access Easement)                                                | 23/10/2025    | Approved | Principal Planner                     |
| 6244/2024/MCU                          | Bodacious Property Pty Ltd                              | 38 East Owen Street, Raceview        | Material Change of Use - Service/Trades Use (Warehouse) and General Industry (Low Impact Industry)                                                                                                                                                                                                                | 15/10/2025    | Approved | Development Assessment West Manager   |
| 2554/2025/MCU                          | Boral Resources (Qld) Pty Ltd                           | 79-153 T Morrows Road, Peak Crossing | Material Change of Use - Extension to Purga Quarry                                                                                                                                                                                                                                                                | 16/10/2025    | Approved | Development Assessment West Manager   |
| 7311/2025/MCU                          | Mr Karan Jason Francis                                  | 56 Cudgee Street, Redbank Plains     | Material Change of Use - Dwelling House (Secondary Dwelling) affected by the Difficult Topography and Landslide Overlay and the Flood Risk and Overland Flow Overlay                                                                                                                                              | 29/09/2025    | Approved | Development Assessment East Manager   |

| DIVISION 1                             |                                           |                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |          |                                          |
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| Delegated Authority: 232 Application/s |                                           |                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |          |                                          |
| Application No.                        | Applicant                                 | Address                                 | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Decision Date | Decision | Determining Authority                    |
| 8590/2025/MCU                          | Prekaro Projects Pty Ltd                  | 11 Dartbrook Court, Flinders View       | Material Change of Use - Warehouse, Low Impact Industry, and/or Medium Impact Industry Uses                                                                                                                                                                                                                                                                                                                                                                     | 16/10/2025    | Approved | Development Assessment West Manager      |
| 2342/2024/NAME/E                       | Therefor Group Pty Ltd                    | 7010 Ripley Road, South Ripley          | Reserve Naming - Lacebark - Stage 14B                                                                                                                                                                                                                                                                                                                                                                                                                           | 01/10/2025    | Approved | Senior Development Compliance Officer    |
| 11390/2024/NOE                         | Suncoast Building Approvals               | 5 Fuji Street, White Rock               | NOE - New Construction of Dwelling - 1 Storey                                                                                                                                                                                                                                                                                                                                                                                                                   | 08/10/2025    | Approved | Engineering Delivery West Manager        |
| 10145/2025/OD                          | Baird & Hayes Surveyors And Town Planners | Lot 197 Unnamed Road, South Ripley      | Building Work assessable against the planning scheme - 2x Unenclosed Sheds in the Conservation Zone affected by the Bushfire Overlay                                                                                                                                                                                                                                                                                                                            | 25/09/2025    | Approved | Senior Planner (Development)             |
| 11635/2025/OD                          | Mr Danny Arthur Mole                      | 29 Harding Street, Raceview             | Building Work assessable against the planning scheme - Carport affected by the Flood and Overland Flow Path Overlay and non-compliant with the accepted development provisions of the Dwelling House and Dual Occupancy Code                                                                                                                                                                                                                                    | 24/10/2025    | Approved | Senior Planner (Development)             |
| 8158/2024/OW                           | Century Estate Contracting Pty Ltd        | 639 Redbank Plains Road, Redbank Plains | Century Estate, Stage 1 - Rate 3 Streetlighting                                                                                                                                                                                                                                                                                                                                                                                                                 | 30/09/2025    | Approved | Engineering Delivery East Manager        |
| 8405/2024/OW                           | Century Estate Contracting Pty Ltd        | 639 Redbank Plains Road, Redbank Plains | Rate 3 Street Lighting - Century Estate - Stage 2                                                                                                                                                                                                                                                                                                                                                                                                               | 30/09/2025    | Approved | Engineering Delivery East Manager        |
| 4802/2025/OW                           | Peet No. 119 Pty Ltd                      | 45 Illawarra Street, Redbank Plains     | Park Embellishment Works – District Recreation Park (Eden’s Crossing)                                                                                                                                                                                                                                                                                                                                                                                           | 23/10/2025    | Approved | Engineering Delivery East Manager        |
| 5654/2025/OW                           | Mrs Kimberly Simone Hartley               | 10 Wilton Court, Flinders View          | Earthworks                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 22/10/2025    | Approved | Engineering Delivery West Manager        |
| 6708/2025/OW                           | Nazz Investment Group Pty Ltd             | 2 Dartbrook Court, Flinders View        | Drainage work, Landscaping & Stormwater                                                                                                                                                                                                                                                                                                                                                                                                                         | 20/10/2025    | Approved | Engineering Delivery West Manager        |
| 6711/2025/OW                           | Nazz Investment Group Pty Ltd             | 1 Dartbrook Court, Flinders View        | Drainage work, Landscaping & Stormwater                                                                                                                                                                                                                                                                                                                                                                                                                         | 27/10/2025    | Approved | Engineering Delivery West Manager        |
| 7244/2025/OW                           | Saunder Havill Group                      | 7001 Fairbank Place, Swanbank           | Landscaping – Drainage Reserve                                                                                                                                                                                                                                                                                                                                                                                                                                  | 13/10/2025    | Approved | Engineering Delivery East Manager        |
| 7242/2025/OW                           | Saunders Havill Group                     | 7001 Fairbank Place, Swanbank           | Precinct 4 - Buffer Landscaping                                                                                                                                                                                                                                                                                                                                                                                                                                 | 13/10/2025    | Approved | Engineering Delivery East Manager        |
| 7253/2025/OW                           | Saunder Havill Group                      | 7001 Fairbank Place, Swanbank           | Streetscape Landscaping                                                                                                                                                                                                                                                                                                                                                                                                                                         | 28/10/2025    | Approved | Engineering Delivery East Manager        |
| 8743/2025/OW                           | Simforia Pty Ltd                          | 112 Wildey Street, Raceview             | Operational Works - Road work, Stormwater & Earthworks                                                                                                                                                                                                                                                                                                                                                                                                          | 17/10/2025    | Approved | Engineering Delivery West Manager        |
| 8891/2025/OW                           | Carlton Construction                      | 17 Diamond Way, Redbank Plains          | Operational Works - Landscaping                                                                                                                                                                                                                                                                                                                                                                                                                                 | 26/09/2025    | Approved | Acting Engineering Delivery East Manager |
| 9595/2025/OW                           | Pacific Mt Gravatt Pty Ltd                | 26 Marhaba Court, Redbank Plains        | Operational Works - Landscaping                                                                                                                                                                                                                                                                                                                                                                                                                                 | 10/10/2025    | Approved | Engineering Delivery East Manager        |
| 10738/2025/OW                          | Aim Hy Pty Ltd                            | 7001 Diamond Way, Redbank Plains        | Operational Works - Landscaping                                                                                                                                                                                                                                                                                                                                                                                                                                 | 28/10/2025    | Approved | Engineering Delivery East Manager        |
| 2382/2024/PDA                          | Intrapac Property Pty Ltd                 | 7003 Sandstone Boulevard, White Rock    | Reconfiguring a Lot – Two (2) Lots into Three (3) Lots {consisting of One (1) School Lot, One (1) Sportsground Lot and One (1) Balance Lot} plus One (1) Temporary Drainage Easement and New Road, over Two (2) stages; Material Change of Use – Outdoor Sport and Recreation (Sportsground); and Material Change of Use – Plan of Development (POD) for the proposed School Lot, including Educational Establishment, Child Care Centre and Community Facility | 26/09/2025    | Approved | Development Assessment West Manager      |
| 4815/2024/PDA                          | HB QLD Pty Ltd                            | 187-197 Binnies Road, Ripley            | Reconfiguring a Lot - One (1) Lot into One Hundred Twenty-Five (125) Lots and Material Change of Use - Plan of Development                                                                                                                                                                                                                                                                                                                                      | 13/10/2025    | Approved | Development Assessment West Manager      |
| 14327/2024/PDA                         | Ripley Town Center Holding Pty Ltd        | 7002 Ripley Road, Ripley                | Reconfiguring a Lot - One (1) lot into Three (3) lots; and Material Change of Use - Multiple Residential (94 Dwelling Units)                                                                                                                                                                                                                                                                                                                                    | 25/09/2025    | Approved | Development Assessment West Manager      |
| 2760/2025/PDA                          | Deebing Pty Ltd                           | 7002 Springs Drive, Deebing Heights     | Priority Development Area - Material Change of Use - Business Use - (Fast Food Premises)<br>Priority Development Area - Reconfiguring a Lot One (1) lot into two (2) lots and Access Easement                                                                                                                                                                                                                                                                   | 24/10/2025    | Approved | Development Assessment West Manager      |
| 2962/2025/PDA                          | Dahmco Pty Ltd                            | 11 Lucas Drive, White Rock              | Priority Development Area - Material Change of Use - Community Use (Child Care Centre)                                                                                                                                                                                                                                                                                                                                                                          | 25/09/2025    | Approved | Principal Planner                        |
| 40/2015/PDACA/E                        | Stockland Developments Pty Ltd            | 7000 Harmony Crescent, South Ripley     | Providence, Park 3-3 - Landscape Works - Conditions 19, 20 and 23 of 40/2015/MAPDA/K                                                                                                                                                                                                                                                                                                                                                                            | 17/10/2025    | Approved | Principal Planner                        |
| 9/2022/PDACA/U                         | Stockland Development Pty Limited         | 244 Bayliss Road, White Rock            | Compliance Assessment for Condition 7 and Condition 10 of 9/2022/PDA – Community Development OSS & Community Facilities IMP                                                                                                                                                                                                                                                                                                                                     | 16/10/2025    | Approved | Development Assessment West Manager      |
| 10529/2019/PDACA/B                     | Arxhe Ripley View Investment Pty Ltd      | 39-49 Fischer Road, Flinders View       | Ripley View Estate - Compliance Assessment for East/West Connector Road (within Stages 4A and 4B) in accordance with Condition 22(k) ‘Roadworks – Compliance Assessment - East/West Connector Road (in Stages 4A, 4B & 5A)’ of Development Permit 10529/2019/MAPDA/C                                                                                                                                                                                            | 24/10/2025    | Approved | Development Assessment West Manager      |
| 14040/2021/PDACA/C                     | Vee Design                                | 7005 Grampian Drive, Deebing Heights    | Botanica Precinct B, Stages 10-27 - Compliance Assessment in accordance with Condition 13 ‘Retaining Walls, Landscaping and Fencing’ and Condition 27 ‘Fencing’ of Development Permit 14040/2021/MAPDA/B                                                                                                                                                                                                                                                        | 02/10/2025    | Approved | Principal Planner                        |
| 14040/2021/PDACA/D                     | Vee Design                                | 7005 Grampian Drive, Deebing Heights    | Botanica Precinct B, Stages 10-27 - Compliance Assessment in accordance with Condition 14 ‘Footpath Plan’ of Development Permit 14040/2021/MAPDA/B                                                                                                                                                                                                                                                                                                              | 30/09/2025    | Approved | Development Assessment West Manager      |

| DIVISION 1                             |                                       |                                      |                                                                                                                                                                                                                                                                                                                  |               |          |                                     |
|----------------------------------------|---------------------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|-------------------------------------|
| Delegated Authority: 232 Application/s |                                       |                                      |                                                                                                                                                                                                                                                                                                                  |               |          |                                     |
| Application No.                        | Applicant                             | Address                              | Description                                                                                                                                                                                                                                                                                                      | Decision Date | Decision | Determining Authority               |
| 14040/2021/PDACA/H                     | Vee Design                            | 7005 Grampian Drive, Deebing Heights | Botanica Precinct B, Stage 10 - Compliance Assessment in accordance with Condition 12 'Streetscape Works - Compliance Assessment' of Development Permit 14040/2021/MAPDA/B                                                                                                                                       | 17/10/2025    | Approved | Principal Planner                   |
| 9512/2023/PDACA/A                      | Stockland Development Pty Ltd         | 7002 Barrams Road, South Ripley      | SUCE Childcare - Compliance Assessment for Landscape Works in accordance with Condition 15 of Development Permit 9512/2023/PDA                                                                                                                                                                                   | 21/10/2025    | Approved | Principal Planner                   |
| 9332/2019/PDACA/E                      | HB Doncaster Pty Ltd                  | 7004 Montereia Road, Ripley          | Bellevue Estate Stage 18 – Streetscape Landscape Works in accordance with condition 33 of Development Permit 9332/2019/MAPDA/A                                                                                                                                                                                   | 03/10/2025    | Approved | Principal Planner                   |
| 14040/2021/PDACA/L                     | Design Flow Consulting Pty Ltd        | 7005 Grampian Drive, Deebing Heights | Compliance Assessment for Botanica Precinct B Stages10 - 27 - Creek Rehabilitation in accordance with Condition 46(a) of Development Permit 14040/2021/MAPDA/B                                                                                                                                                   | 23/10/2025    | Approved | Development Assessment West Manager |
| 40/2015/PDACA/R                        | RPS AAP Consulting Pty Ltd            | 7004 Lucas Drive, South Ripley       | Providence Secondary Urban Centre East (SUCE) - Amended Road Traffic Noise Impact Assessment submitted in accordance with Condition 14(a)(iii) of Development Permit 40/2015/MAPDA/K                                                                                                                             | 15/10/2025    | Approved | Development Assessment West Manager |
| 1296/2023/PDACA/G                      | Landsite Pty Ltd                      | 7000 Treadwell Road, White Rock      | Compliance Assessment - Whiterock Stage 19 - Landscape and Streetscape Works for Linear Open Space & Road Reserve in accordance with Condition 14 & 18 of Development Permit 1296/2023/MAPDA/A                                                                                                                   | 29/09/2025    | Approved | Development Assessment West Manager |
| 1296/2023/PDACA/F                      | Landsite Pty Ltd                      | 7001 Cumner Road, White Rock         | Compliance Assessment - Whiterock Stage 18 - Landscape and Streetscape Works for Linear Park & Road Reserve in accordance with Condition 14, 16 & 18 of Development Permit 1296/2023/MAPDA/A                                                                                                                     | 29/09/2025    | Approved | Development Assessment West Manager |
| 9160/2024/PDACA/A                      | ACS Consult Pty Ltd                   | 1 Binnies Road, Ripley               | Compliance Assessment - Geotechnical Reporting and Streetscape Works in accordance with Conditions 8(b) & 11(a) of Development Permit 9160/2024/PDA                                                                                                                                                              | 24/10/2025    | Approved | Senior Planner (Development)        |
| 40/2015/PDACA/U                        | Metricon Homes QLD Pty Ltd            | 5 Swan Road, South Ripley            | Compliance Assessment - Providence CO1, Stage 52A - Compliance Assessment for Six (6) Terrace Houses proposed over Lots Lot 1915, 1916, 1917, 1918, 1919 and 1920 in accordance with Condition 13 of Development Permit 40/2015/MAPDA/K                                                                          | 21/10/2025    | Approved | Development Compliance Manager      |
| 40/2015/PDACA/V                        | Metricon Homes QLD Pty Ltd            | 11 Georgina Street, South Ripley     | Compliance Assessment - Four (4) Terrace Houses proposed over Lots 1931, 1932, 1933 and 1934 in accordance with Condition 13 of Development Permit 40/2015/MAPDA/K                                                                                                                                               | 21/10/2025    | Approved | Development Compliance Manager      |
| 9332/2019/PDAEPC/K                     | HB Doncaster Pty Ltd                  | 7001 Belle Parade, Ripley            | Pre-Construction Certification - Bellevue – stage 17 - Streetscape Works Pre-Construction Application in accordance with Condition 33(a) of Development Permit 9332/2019/MAPDA/A                                                                                                                                 | 03/10/2025    | Approved | Senior Development Engineer         |
| 1546/2020/PDAEPC/D                     | Orchard (Daleys) Developments Pty Ltd | 7002 Bloomfield Mews, Ripley         | Pre-Construction Certification - Aurora – Stage 8 - Streetscape works of Development Permit 1546/2020/PDA                                                                                                                                                                                                        | 09/10/2025    | Approved | Engineering Delivery West Manager   |
| 15486/2021/PDAEPC/M                    | Landsite Pty Ltd                      | 7002 Northridge Road, White Rock     | Pre-Construction Certification - White Rock Precinct 3 – Stage 13-16 - Conservation Fencing in accordance with Condition 43 of Development Permit 15486/2021/MAPDA/A & 15486/2021/PDACA/H                                                                                                                        | 21/10/2025    | Approved | Engineering Delivery West Manager   |
| 6241/2017/PDAEPC/P                     | SMEC Australia Pty Ltd                | 7004 Grampian Drive, Deebing Heights | Pre-Construction Certification - South Place – Stage 11 - Streetscape Works in accordance with Condition 30 of Development Permit 6241/2017/MAPDA/E                                                                                                                                                              | 03/10/2025    | Approved | Senior Development Engineer         |
| 6241/2017/PDAEPC/Q                     | SMEC Australia Pty Ltd                | 7004 Grampian Drive, Deebing Heights | Pre-Construction Certification - South Place - Stage 12 - 20 Lot Residential Subdivision in accordance with Condition 6241/2017/MAPDA/E - Condition 30, 39b, 39c of Development Permit 6241/2017/MAPDA/E                                                                                                         | 01/10/2025    | Approved | Senior Development Engineer         |
| 6241/2017/PDAEPC/R                     | SMEC Australia Pty Ltd                | 7004 Grampian Drive, Deebing Heights | Pre-Construction Certification - South Place Stage 12 - Streetscape Works - Condition 30                                                                                                                                                                                                                         | 03/10/2025    | Approved | Senior Development Engineer         |
| 2342/2024/PDAEPC/C                     | ACS Consult Pty Ltd                   | 7010 Ripley Road, South Ripley       | Pre-Construction Certification - Providence West - Lacebark Stage 18B, 18C, 19A & 19B - civil, electrical, landscaping and all associated subdivision works in accordance with Development Permit 2342/2024/MAPDA/B                                                                                              | 01/10/2025    | Approved | Principal Engineer                  |
| 1296/2023/PDAEPC/H                     | Arcadis Australia Pacific Pty Ltd     | 7000 Treadwell Road, White Rock      | Pre-Construction Certification - White Rock Precinct 4 Stage 20 & 21 - Electrical Reticulation & Rate 3 Public Lighting - 99 Lot Subdivision in accordance with Condition Condition Number: As defined in Arcadis' Approval Condition Register (Rev 2, dated 28/05/2025) of Development Permit 1296/2023/MAPDA/A | 24/10/2025    | Approved | Senior Development Engineer         |
| 14040/2021/PDAEPC/B                    | ACS Consult Pty Ltd                   | 7005 Grampian Drive, Deebing Heights | Pre-Construction Certification - Botanica, Precinct B – Stage 10 and 13 - Pre-construction for subdivision works in accordance with Condition As noted on certifiers pre-construction forms of Development Permit 14040/2021/MAPDA/B                                                                             | 01/10/2025    | Approved | Senior Development Engineer         |
| 6241/2017/PDAEPC/S                     | SMEC Australia Pty Ltd                | 7004 Grampian Drive, Deebing Heights | Pre-Construction Certification - South Place – Stage 7A - Park Works in accordance with Condition 30 of Development Permit 6241/2017/MAPDA/E                                                                                                                                                                     | 27/10/2025    | Approved | Senior Development Engineer         |



| DIVISION 1                             |                                               |                                      |                                                                                                                                                                                                                                                              |               |          |                             |
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| Delegated Authority: 232 Application/s |                                               |                                      |                                                                                                                                                                                                                                                              |               |          |                             |
| Application No.                        | Applicant                                     | Address                              | Description                                                                                                                                                                                                                                                  | Decision Date | Decision | Determining Authority       |
| 6241/2017/PDAEPC/U                     | CV Infrastructure Services Pty Ltd            | 7004 Grampian Drive, Deebing Heights | Pre-Construction Certification - South Place - Stage 9A & 9B - Electrical Reticulation & Rate 3 Street Lighting in accordance with Condition 15 of Development Permit 6241/2017/MAPDA/E                                                                      | 13/10/2025    | Approved | Senior Development Engineer |
| 14040/2021/PDAEPC/C                    | ACS Consult Pty Ltd                           | 7005 Grampian Drive, Deebing Heights | Pre-Construction Certification - Botanica, Precinct B – Stage 12A - Pre-construction for subdivision works in accordance with Conditions ss noted on certifiers pre-construction forms of Development Permit 14040/2021/MAPDA/B and any subsequent approvals | 01/10/2025    | Approved | Senior Development Engineer |
| 9160/2024/PDAEPC/A                     | ACS Consult Pty Ltd                           | 1 Binnies Road, Ripley               | Pre-Construction Certification - Binnies Road - Multiple Residential Dwellings in accordance with Condition as noted on pre-construction forms of Development Permit 9160/2024/PDA                                                                           | 27/10/2025    | Approved | Senior Development Engineer |
| 1296/2023/PDAEPC/I                     | Intrapac Property Pty Ltd                     | 7000 Treadwell Road, White Rock      | Pre-Construction Stage 17 Streetscaping, Linear Park and Conservation Fencing                                                                                                                                                                                | 07/10/2025    | Approved | Senior Development Engineer |
| 5928/2025/PDAEPC/A                     | MLEI Queensland Pty Ltd                       | 7001 Cumner Road, White Rock         | Pre-Construction Precinct 5 Bulk Earthworks                                                                                                                                                                                                                  | 07/10/2025    | Approved | Senior Development Engineer |
| 13425/2022/PDAEPC/B                    | ACS Consult Pty Ltd                           | 7001 Providence Parade, South Ripley | Providence SUCE - Civic Park Lot 9019 - Civil, Structural, Landscaping, Irrigation & Lighting                                                                                                                                                                | 22/10/2025    | Approved | Principal Engineer          |
| 1296/2023/PDAEPC/J                     | Intrapac Property Pty Ltd                     | 7000 Treadwell Road, White Rock      | Whiterock Estate, P4, Stage 18 & 19 - Landscape Works - Streetscape and Linear Park                                                                                                                                                                          | 28/10/2025    | Approved | Senior Development Engineer |
| 7730/2025/PFT                          | Clarendon Homes (Qld) Pty Ltd                 | 15 Rungulla Street, White Rock       | Single Dwelling                                                                                                                                                                                                                                              | 17/10/2025    | Approved | Plumbing Inspector          |
| 9626/2025/PFT                          | Creation Homes (QLD) Pty Ltd                  | 11 Jovial Street, Ripley             | Single Dwelling                                                                                                                                                                                                                                              | 26/09/2025    | Approved | Plumbing Inspector          |
| 10425/2025/PFT                         | Plantation Homes                              | 14 Helios Street, White Rock         | Single Dwelling                                                                                                                                                                                                                                              | 26/09/2025    | Approved | Plumbing Inspector          |
| 10526/2025/PFT                         | Metricon Homes QLD Pty Ltd                    | 17 Georgina Street, South Ripley     | Single Dwelling                                                                                                                                                                                                                                              | 25/09/2025    | Approved | Plumbing Inspector          |
| 10763/2025/PFT                         | Burbank Homes                                 | 25 Coolabah Drive, Redbank Plains    | Single Dwelling                                                                                                                                                                                                                                              | 25/09/2025    | Approved | Plumbing Inspector          |
| 10787/2025/PFT                         | Modcon Homes                                  | 23 Coolabah Drive, Redbank Plains    | Single Dwelling                                                                                                                                                                                                                                              | 25/09/2025    | Approved | Plumbing Inspector          |
| 10781/2025/PFT                         | Brighton Homes Queensland                     | 43 Bokhara Road, South Ripley        | Single Dwelling                                                                                                                                                                                                                                              | 25/09/2025    | Approved | Plumbing Inspector          |
| 10788/2025/PFT                         | Maybach QLD Pty Ltd                           | 30 Edgeview Way, Flinders View       | Single Dwelling                                                                                                                                                                                                                                              | 25/09/2025    | Approved | Plumbing Inspector          |
| 10785/2025/PFT                         | Maybach QLD Pty Ltd                           | 37 Edgeview Way, Flinders View       | Single Dwelling                                                                                                                                                                                                                                              | 25/09/2025    | Approved | Plumbing Inspector          |
| 10837/2025/PFT                         | Murphy Builders QLD T/As Mp Build Investments | 13 Langa Street, White Rock          | Single Dwelling                                                                                                                                                                                                                                              | 26/09/2025    | Approved | Plumbing Inspector          |
| 10825/2025/PFT                         | Burbank Homes                                 | 8 Ardour Street, Ripley              | Single Dwelling                                                                                                                                                                                                                                              | 26/09/2025    | Approved | Plumbing Inspector          |
| 10822/2025/PFT                         | Burbank Homes                                 | 48 Hyland Circuit, Ripley            | Single Dwelling                                                                                                                                                                                                                                              | 26/09/2025    | Approved | Plumbing Inspector          |
| 10817/2025/PFT                         | Burbank Homes                                 | 13 Gladden Street, Ripley            | Single Dwelling                                                                                                                                                                                                                                              | 26/09/2025    | Approved | Plumbing Inspector          |
| 10925/2025/PFT                         | Fortitude Homes                               | 46 Glowing Way, White Rock           | Single Dwelling                                                                                                                                                                                                                                              | 01/10/2025    | Approved | Plumbing Inspector          |
| 10864/2025/PFT                         | Bold Properties                               | 17 Langa Street, White Rock          | Single Dwelling                                                                                                                                                                                                                                              | 29/09/2025    | Approved | Plumbing Inspector          |
| 10937/2025/PFT                         | Plantation Homes                              | 346 Providence Parade, South Ripley  | Single Dwelling                                                                                                                                                                                                                                              | 29/09/2025    | Approved | Plumbing Inspector          |
| 10922/2025/PFT                         | Bold Properties                               | 8 Ivorywood Street, Deebing Heights  | Single Dwelling                                                                                                                                                                                                                                              | 29/09/2025    | Approved | Plumbing Inspector          |
| 10849/2025/PFT                         | Gallery Homes                                 | 4 Friendship Mews, White Rock        | Single Dwelling                                                                                                                                                                                                                                              | 29/09/2025    | Approved | Plumbing Inspector          |
| 10919/2025/PFT                         | Metricon Homes Pty Ltd                        | 54 Murchison Street, White Rock      | Single Dwelling                                                                                                                                                                                                                                              | 29/09/2025    | Approved | Plumbing Inspector          |
| 10931/2025/PFT                         | Fortitude Homes                               | 10 Beacon Street, Ripley             | Single Dwelling                                                                                                                                                                                                                                              | 29/09/2025    | Approved | Plumbing Inspector          |
| 10974/2025/PFT                         | Plantation Homes                              | 38 Solaris Crescent, White Rock      | Single Dwelling                                                                                                                                                                                                                                              | 30/09/2025    | Approved | Plumbing Inspector          |
| 10980/2025/PFT                         | Checkpoint Building Surveyors                 | 13 Samson Crescent, White Rock       | Single Dwelling                                                                                                                                                                                                                                              | 30/09/2025    | Approved | Plumbing Inspector          |
| 10952/2025/PFT                         | Metricon Homes Pty Ltd                        | 65 Jimna Circuit, White Rock         | Single Dwelling                                                                                                                                                                                                                                              | 29/09/2025    | Approved | Plumbing Inspector          |
| 10950/2025/PFT                         | Hallmark Homes Pty Ltd                        | 65 Glowing Way, White Rock           | Single Dwelling                                                                                                                                                                                                                                              | 07/10/2025    | Approved | Plumbing Inspector          |
| 11027/2025/PFT                         | REII Building Certification                   | 10 Samson Crescent, White Rock       | Single Dwelling                                                                                                                                                                                                                                              | 30/09/2025    | Approved | Plumbing Inspector          |
| 11031/2025/PFT                         | Brighton Homes Queensland                     | 6 Georgina Street, South Ripley      | Single Dwelling                                                                                                                                                                                                                                              | 30/09/2025    | Approved | Plumbing Inspector          |
| 11032/2025/PFT                         | Coral Homes QLD Pty Ltd                       | 24 Celestial Way, White Rock         | Single Dwelling                                                                                                                                                                                                                                              | 30/09/2025    | Approved | Plumbing Inspector          |
| 11039/2025/PFT                         | Karston Homes Pty Ltd                         | 8 Gully Street, Flinders View        | Single Dwelling                                                                                                                                                                                                                                              | 01/10/2025    | Approved | Plumbing Inspector          |
| 11093/2025/PFT                         | Fortitude Homes                               | 11 Solaris Crescent, White Rock      | Single Dwelling                                                                                                                                                                                                                                              | 01/10/2025    | Approved | Plumbing Inspector          |
| 11055/2025/PFT                         | Plantation Homes                              | 340 Providence Parade, South Ripley  | Single Dwelling                                                                                                                                                                                                                                              | 01/10/2025    | Approved | Plumbing Inspector          |
| 11051/2025/PFT                         | Plantation Homes                              | 4 Watheroo Street, South Ripley      | Single dwelling                                                                                                                                                                                                                                              | 01/10/2025    | Approved | Plumbing Inspector          |



| DIVISION 1                             |                                            |                                     |                 |               |          |                       |
|----------------------------------------|--------------------------------------------|-------------------------------------|-----------------|---------------|----------|-----------------------|
| Delegated Authority: 232 Application/s |                                            |                                     |                 |               |          |                       |
| Application No.                        | Applicant                                  | Address                             | Description     | Decision Date | Decision | Determining Authority |
| 11080/2025/PFT                         | Metricon Homes QLD                         | 5 Swan Road, South Ripley           | Single Dwelling | 01/10/2025    | Approved | Plumbing Inspector    |
| 11085/2025/PFT                         | Checkpoint Building Surveyors              | 29 Jimna Circuit, White Rock        | Single Dwelling | 01/10/2025    | Approved | Plumbing Inspector    |
| 11134/2025/PFT                         | Burbank Homes                              | 22 Samson Crescent, White Rock      | Single Dwelling | 01/10/2025    | Approved | Plumbing Inspector    |
| 11136/2025/PFT                         | Plantation Homes                           | 332 Providence Parade, South Ripley | Single Dwelling | 01/10/2025    | Approved | Plumbing Inspector    |
| 11141/2025/PFT                         | Plantation Homes                           | 334 Providence Parade, South Ripley | Single Dwelling | 01/10/2025    | Approved | Plumbing Inspector    |
| 11139/2025/PFT                         | Plantation Homes                           | 336 Providence Parade, South Ripley | Single Dwelling | 01/10/2025    | Approved | Plumbing Inspector    |
| 11135/2025/PFT                         | Plantation Homes                           | 338 Providence Parade, South Ripley | Single Dwelling | 01/10/2025    | Approved | Plumbing Inspector    |
| 11125/2025/PFT                         | Karston Homes Pty Ltd                      | 5 Legacy Drive, Flinders View       | Single Dwelling | 01/10/2025    | Approved | Plumbing Inspector    |
| 11128/2025/PFT                         | Karston Homes Pty Ltd                      | 3 Legacy Drive, Flinders View       | Single Dwelling | 01/10/2025    | Approved | Plumbing Inspector    |
| 11129/2025/PFT                         | Karston Homes Pty Ltd                      | 1 Legacy Drive, Flinders View       | Single Dwelling | 01/10/2025    | Approved | Plumbing Inspector    |
| 11123/2025/PFT                         | Karston Homes                              | 7 Josie Street, Flinders View       | Single Dwelling | 01/10/2025    | Approved | Plumbing Inspector    |
| 11200/2025/PFT                         | TJB Building Certifiers Pty Ltd            | 169 Greenview Avenue, White Rock    | Single Dwelling | 03/10/2025    | Approved | Plumbing Inspector    |
| 11183/2025/PFT                         | TJB Building Certifiers Pty Ltd            | 35 Pademelon Street, Redbank Plains | Single Dwelling | 03/10/2025    | Approved | Plumbing Inspector    |
| 11234/2025/PFT                         | Buildable Approvals                        | 35 Samson Crescent, White Rock      | Single Dwelling | 03/10/2025    | Approved | Plumbing Inspector    |
| 11237/2025/PFT                         | Plantation Homes                           | 2 Beachmere Street, Ripley          | Single Dwelling | 03/10/2025    | Approved | Plumbing Inspector    |
| 11198/2025/PFT                         | Buildable Approvals                        | 20 Valley Mews, Deebing Heights     | Single Dwelling | 03/10/2025    | Approved | Plumbing Inspector    |
| 11181/2025/PFT                         | Fenix Homes Pty Ltd                        | 6 Ivorywood Street, Deebing Heights | Single Dwelling | 09/10/2025    | Approved | Plumbing Inspector    |
| 11187/2025/PFT                         | Bold Properties                            | 31 Jimna Circuit, White Rock        | Single Dwelling | 03/10/2025    | Approved | Plumbing Inspector    |
| 11224/2025/PFT                         | Buildable Approvals                        | 58 Hyland Circuit, Ripley           | Single Dwelling | 03/10/2025    | Approved | Plumbing Inspector    |
| 11249/2025/PFT                         | Bella QLD Properties                       | 17 Roxana Close, White Rock         | Single Dwelling | 03/10/2025    | Approved | Plumbing Inspector    |
| 11245/2025/PFT                         | Bella (Qld) Properties Pty Ltd             | 63 Glowing Way, White Rock          | Single Dwelling | 03/10/2025    | Approved | Plumbing Inspector    |
| 11277/2025/PFT                         | REII Building Certification                | 3 Rungulla Street, White Rock       | Single Dwelling | 07/10/2025    | Approved | Plumbing Inspector    |
| 11360/2025/PFT                         | Plantation Homes                           | 344 Providence Parade, South Ripley | Single Dwelling | 10/10/2025    | Approved | Plumbing Inspector    |
| 11310/2025/PFT                         | Checkpoint Building Surveyors              | 44 Rungulla Street, White Rock      | Single Dwelling | 09/10/2025    | Approved | Plumbing Inspector    |
| 11361/2025/PFT                         | Bartley Burns Pty Ltd                      | 64 Jimna Circuit, White Rock        | Single Dwelling | 09/10/2025    | Approved | Plumbing Inspector    |
| 11348/2025/PFT                         | Checkpoint Building Surveyors              | 34 Jimna Circuit, White Rock        | Single Dwelling | 09/10/2025    | Approved | Plumbing Inspector    |
| 11434/2025/PFT                         | Burbank Homes                              | 3 Ardour Street, Ripley             | Single Dwelling | 10/10/2025    | Approved | Plumbing Inspector    |
| 11403/2025/PFT                         | Bold Properties                            | 6 Clara Street, White Rock          | Single Dwelling | 10/10/2025    | Approved | Plumbing Inspector    |
| 11424/2025/PFT                         | Inventive Builders                         | 58 Ashwin Avenue, White Rock        | Single Dwelling | 10/10/2025    | Approved | Plumbing Inspector    |
| 11471/2025/PFT                         | Plantation Homes                           | 7 Mazeppa Street, South Ripley      | Single Dwelling | 10/10/2025    | Approved | Plumbing Inspector    |
| 11450/2025/PFT                         | TJB Building Certifiers Pty Ltd            | 5 Cyrus Court, White Rock           | Single Dwelling | 13/10/2025    | Approved | Plumbing Inspector    |
| 11453/2025/PFT                         | Metricon Homes Pty Ltd                     | 99 Ashwin Avenue, White Rock        | Single Dwelling | 10/10/2025    | Approved | Plumbing Inspector    |
| 11463/2025/PFT                         | Kallibr Homes Pty Ltd                      | 13 Ainslie Court, White Rock        | Single Dwelling | 10/10/2025    | Approved | Plumbing Inspector    |
| 11462/2025/PFT                         | Burbank Homes                              | 3 Gladden Street, Ripley            | Single Dwelling | 10/10/2025    | Approved | Plumbing Inspector    |
| 11516/2025/PFT                         | MP Build                                   | 45 Glowing Way, White Rock          | Single Dwelling | 14/10/2025    | Approved | Plumbing Inspector    |
| 11549/2025/PFT                         | Checkpoint Building Surveyors              | 4 Edgeview Way, Flinders View       | Single Dwelling | 14/10/2025    | Approved | Plumbing Inspector    |
| 11556/2025/PFT                         | REII Building Certification                | 10 Gully Street, Flinders View      | Single Dwelling | 14/10/2025    | Approved | Plumbing Inspector    |
| 11563/2025/PFT                         | Plantation Homes                           | 1 Jovial Street, Ripley             | Single dwelling | 14/10/2025    | Approved | Plumbing Inspector    |
| 11607/2025/PFT                         | Bartley Burns Pty Ltd                      | 62 Jimna Circuit, White Rock        | Single Dwelling | 15/10/2025    | Approved | Plumbing Inspector    |
| 11596/2025/PFT                         | Building Certification Consultants Pty Ltd | 3 Beacon Street, Ripley             | Single Dwelling | 14/10/2025    | Approved | Plumbing Inspector    |
| 11680/2025/PFT                         | Burbank Homes                              | 7 Helios Street, White Rock         | Single Dwelling | 17/10/2025    | Approved | Plumbing Inspector    |
| 11681/2025/PFT                         | Plantation Homes                           | 342 Providence Parade, South Ripley | Single Dwelling | 17/10/2025    | Approved | Plumbing Inspector    |
| 11645/2025/PFT                         | Brighton Homes Queensland                  | 8 Georgina Street, South Ripley     | Single Dwelling | 16/10/2025    | Approved | Plumbing Inspector    |

| DIVISION 1                             |                                              |                                         |                                                                          |               |          |                       |
|----------------------------------------|----------------------------------------------|-----------------------------------------|--------------------------------------------------------------------------|---------------|----------|-----------------------|
| Delegated Authority: 232 Application/s |                                              |                                         |                                                                          |               |          |                       |
| Application No.                        | Applicant                                    | Address                                 | Description                                                              | Decision Date | Decision | Determining Authority |
| 11666/2025/PFT                         | Creation Homes (QLD) Pty Ltd                 | 4 Beacon Street, Ripley                 | Single dwelling                                                          | 16/10/2025    | Approved | Plumbing Inspector    |
| 11724/2025/PFT                         | Bartley Burns Pty Ltd                        | 1 Red Ash Crescent, Deebing Heights     | Single Dwelling                                                          | 17/10/2025    | Approved | Plumbing Inspector    |
| 11704/2025/PFT                         | Checkpoint Building Surveyors                | 11 Josie Street, Flinders View          | Single Dwelling                                                          | 17/10/2025    | Approved | Plumbing Inspector    |
| 11754/2025/PFT                         | Metricon Homes Pty Ltd                       | 7 Wild Horse Way, White Rock            | Single Dwelling                                                          | 17/10/2025    | Approved | Plumbing Inspector    |
| 11785/2025/PFT                         | Tribeca Homes                                | 6 Edgeview Way, Flinders View           | Single Dwelling                                                          | 20/10/2025    | Approved | Plumbing Inspector    |
| 11803/2025/PFT                         | REII Building Certification                  | 10 Edgeview Way, Flinders View          | Single Dwelling                                                          | 20/10/2025    | Approved | Plumbing Inspector    |
| 11850/2025/PFT                         | Plantation Homes                             | 8 Tabletop Court, White Rock            | Single Dwelling                                                          | 21/10/2025    | Approved | Plumbing Inspector    |
| 11896/2025/PFT                         | REII Building Certification                  | 46 Ashwin Avenue, White Rock            | Single Dwelling                                                          | 23/10/2025    | Approved | Plumbing Inspector    |
| 11867/2025/PFT                         | TJB Building Certifiers Pty Ltd              | 5 Valley Mews, Deebing Heights          | Single Dwelling                                                          | 21/10/2025    | Approved | Plumbing Inspector    |
| 11903/2025/PFT                         | Checkpoint Building Surveyors                | 19 Josie Street, Flinders View          | Single Dwelling                                                          | 22/10/2025    | Approved | Plumbing Inspector    |
| 12058/2025/PFT                         | REII Building Certification                  | 12 Valley Mews, Deebing Heights         | Single Dwelling                                                          | 27/10/2025    | Approved | Plumbing Inspector    |
| 12016/2025/PFT                         | Avia Homes Australia Pty Ltd                 | 7 Jovial Street, Ripley                 | Single Dwelling                                                          | 27/10/2025    | Approved | Plumbing Inspector    |
| 12011/2025/PFT                         | Checkpoint Building Surveyors                | 14 Mulligan Street, Ripley              | Single Dwelling                                                          | 29/10/2025    | Approved | Plumbing Inspector    |
| 12108/2025/PFT                         | Buildcert Pty Ltd                            | 19 Glowing Way, White Rock              | Single Dwelling                                                          | 27/10/2025    | Approved | Plumbing Inspector    |
| 12061/2025/PFT                         | Burbank Homes                                | 20 Matterhorn Way, White Rock           | Single Dwelling                                                          | 27/10/2025    | Approved | Plumbing Inspector    |
| 12159/2025/PFT                         | Metricon Homes QLD                           | 15 Swan Road, South Ripley              | Single Dwelling                                                          | 29/10/2025    | Approved | Plumbing Inspector    |
| 12147/2025/PFT                         | Burbank Homes                                | 54 Hyland Circuit, Ripley               | Single Dwelling                                                          | 29/10/2025    | Approved | Plumbing Inspector    |
| 12183/2025/PFT                         | Building Certification Consultants Pty Ltd   | 25 Gladden Street, Ripley               | Single Dwelling                                                          | 29/10/2025    | Approved | Plumbing Inspector    |
| 12221/2025/PFT                         | Karston Homes                                | 84 Marsdenia Drive, White Rock          | Single Dwelling                                                          | 29/10/2025    | Approved | Plumbing Inspector    |
| 12233/2025/PFT                         | Transpire Constructions                      | 59 Glowing Way, White Rock              | Single Dwelling                                                          | 29/10/2025    | Approved | Plumbing Inspector    |
| 7750/2025/PPC                          | Hutchinson Builders                          | 181 School Road, Redbank Plains         | Hungry Jack's - Temporary Connection to Toilet Block and Site Crib Rooms | 15/10/2025    | Approved | Plumbing Inspector    |
| 8031/2025/PPC                          | East Coast Hydraulics Pty Ltd                | 181 School Road, Redbank Plains         | New Hungry Jacks                                                         | 15/10/2025    | Approved | Plumbing Inspector    |
| 9067/2025/PPC                          | East Coast Hydraulics Pty Ltd                | 7001 Trigona Drive, Ripley              | Hayfield Ripley Stage 11 Water Fountain                                  | 30/09/2025    | Approved | Plumbing Inspector    |
| 10574/2025/PPC                         | Triple L Consultants                         | 63 Raceview Street, Raceview            | Shop Fitout - 6 Dawg Boys                                                | 02/10/2025    | Approved | Plumbing Inspector    |
| 11190/2025/PPC                         | Russell Jones Hydraulic Services Pty Ltd     | 580 Redbank Plains Road, Redbank Plains | Tenancy Fit out Laundry Tenancy                                          | 17/10/2025    | Approved | Plumbing Inspector    |
| 11678/2025/PPC                         | East Coast Hydraulics Pty Ltd                | 7002 Barrams Road, South Ripley         | Tenancy 12 & 13 Fitout (Ripley Fresh and Indian Grocer)                  | 21/10/2025    | Approved | Plumbing Inspector    |
| 8540/2025/PPR                          | H Design Hydraulic Engineering Group Pty Ltd | 123 Cemetery Road, Raceview             | Multi- Residential Development                                           | 25/09/2025    | Approved | Plumbing Inspector    |
| 9123/2025/PPR                          | REII Building Certification                  | 138-164 Wards Road, South Ripley        | Non-Sewered Single Dwelling                                              | 02/10/2025    | Approved | Plumbing Inspector    |
| 10045/2025/PPR                         | Casa Paradiso Construction Pty Ltd           | 25 Sharman Street, Redbank Plains       | Single Dwelling and Secondary Dwelling                                   | 02/10/2025    | Approved | Plumbing Inspector    |
| 10063/2025/PPR                         | Casa Paradiso Construction Pty Ltd           | 27 Sharman Street, Redbank Plains       | Single Dwelling and Secondary Dwelling                                   | 03/10/2025    | Approved | Plumbing Inspector    |
| 10103/2025/PPR                         | Casa Paradiso Construction Pty Ltd           | 9 Sharman Street, Redbank Plains        | Single Dwelling & Secondary Dwelling                                     | 02/10/2025    | Approved | Plumbing Inspector    |
| 10292/2025/PPR                         | Stroud Homes Brisbane West                   | 19 Glen Fairlie Avenue, Redbank Plains  | Secondary Dwelling                                                       | 25/09/2025    | Approved | Plumbing Inspector    |
| 10684/2025/PPR                         | Cornerstone Building Certification Pty Ltd   | 6 Sharman Street, Redbank Plains        | Single Dwelling and Secondary Dwelling                                   | 02/10/2025    | Approved | Plumbing Inspector    |
| 10633/2025/PPR                         | Adamson Plumbing                             | 18 Hilltop Court, Deebing Heights       | On-Site Sewerage Facility Upgrade                                        | 07/10/2025    | Approved | Plumbing Inspector    |
| 10613/2025/PPR                         | Urbanluxe Projects                           | 7 O'Rourke Street, Redbank Plains       | Single Dwelling and Secondary Dwelling                                   | 21/10/2025    | Approved | Plumbing Inspector    |
| 10690/2025/PPR                         | Cornerstone Building Certification Pty Ltd   | 8 Sharman Street, Redbank Plains        | Single Dwelling and Secondary Dwelling                                   | 02/10/2025    | Approved | Plumbing Inspector    |
| 10714/2025/PPR                         | Mr Don Evans                                 | 50 Fischer Road, Flinders View          | Water Service                                                            | 03/10/2025    | Approved | Plumbing Inspector    |
| 10751/2025/PPR                         | Cornerstone Building Certification Pty Ltd   | 39 Ratnam Road, Redbank Plains          | Single Dwelling and Secondary Dwelling                                   | 02/10/2025    | Approved | Plumbing Inspector    |
| 10944/2025/PPR                         | Cornerstone Building Certification Pty Ltd   | 22 Sharman Street, Redbank Plains       | Single Dwelling and Secondary Dwelling                                   | 07/10/2025    | Approved | Plumbing Inspector    |
| 11294/2025/PPR                         | Cornerstone Building Certification Pty Ltd   | 5 Sharman Street, Redbank Plains        | Single Dwelling and Secondary dwelling                                   | 08/10/2025    | Approved | Plumbing Inspector    |

| DIVISION 1                             |                                                |                                     |                                                                              |               |          |                                       |
|----------------------------------------|------------------------------------------------|-------------------------------------|------------------------------------------------------------------------------|---------------|----------|---------------------------------------|
| Delegated Authority: 232 Application/s |                                                |                                     |                                                                              |               |          |                                       |
| Application No.                        | Applicant                                      | Address                             | Description                                                                  | Decision Date | Decision | Determining Authority                 |
| 11369/2025/PPR                         | Stockland LLC No.4 Pty Ltd                     | 162 Cumner Road, White Rock         | Relocatable Dwelling - Site 036                                              | 14/10/2025    | Approved | Plumbing Inspector                    |
| 11378/2025/PPR                         | Stockland LLC No.4 Pty Ltd                     | 162 Cumner Road, White Rock         | Relocatable Dwelling - Site 051                                              | 15/10/2025    | Approved | Plumbing Inspector                    |
| 11380/2025/PPR                         | Stockland LLC No.4 Pty Ltd                     | 162 Cumner Road, White Rock         | Relocatable Dwelling - Site 052                                              | 14/10/2025    | Approved | Plumbing Inspector                    |
| 11371/2025/PPR                         | Stockland LLC No.4 Pty Ltd                     | 162 Cumner Road, White Rock         | Relocatable Dwelling - Site 037                                              | 14/10/2025    | Approved | Plumbing Inspector                    |
| 11408/2025/PPR                         | Stockland LLC No.4 Pty Ltd                     | 162 Cumner Road, White Rock         | Relocatable Dwelling - Site 035                                              | 15/10/2025    | Approved | Plumbing Inspector                    |
| 11389/2025/PPR                         | Stockland LLC No.4 Pty Ltd                     | 162 Cumner Road, White Rock         | Relocatable Dwelling - Site 053                                              | 15/10/2025    | Approved | Plumbing Inspector                    |
| 11392/2025/PPR                         | Stockland LLC No.4 Pty Ltd                     | 162 Cumner Road, White Rock         | Relocatable Dwelling - Site 055                                              | 15/10/2025    | Approved | Plumbing Inspector                    |
| 11391/2025/PPR                         | Stockland LLC No.4 Pty Ltd                     | 162 Cumner Road, White Rock         | Relocatable Dwelling - Site 054                                              | 15/10/2025    | Approved | Plumbing Inspector                    |
| 11551/2025/PPR                         | Cornerstone Building Certification Pty Ltd     | 3 Sharman Street, Redbank Plains    | Single Dwelling and Secondary Dwelling                                       | 16/10/2025    | Approved | Plumbing Inspector                    |
| 11555/2025/PPR                         | Knm Plumbing Pty Ltd                           | 83 Cob Lane, Ebenezer               | On-Site Sewerage Facility Upgrade                                            | 22/10/2025    | Approved | Plumbing Inspector                    |
| 11557/2025/PPR                         | Cornerstone Building Certification Pty Ltd     | 7 Sharman Street, Redbank Plains    | Single Dwelling and Secondary Dwelling                                       | 16/10/2025    | Approved | Plumbing Inspector                    |
| 11561/2025/PPR                         | Cornerstone Building Certification Pty Ltd     | 24 Sharman Street, Redbank Plains   | Single Dwelling                                                              | 16/10/2025    | Approved | Plumbing Inspector                    |
| 11559/2025/PPR                         | Cornerstone Building Certification Pty Ltd     | 18 Sharman Street, Redbank Plains   | Single Dwelling                                                              | 16/10/2025    | Approved | Plumbing Inspector                    |
| 11612/2025/PPR                         | Cornerstone Building Certification Pty Ltd     | 20 Sharman Street, Redbank Plains   | Single dwelling and Secondary Dwelling                                       | 17/10/2025    | Approved | Plumbing Inspector                    |
| 11624/2025/PPR                         | Cornerstone Building Certification Pty Ltd     | 4 Sharman Street, Redbank Plains    | Single Dwelling and Secondary Dwelling                                       | 16/10/2025    | Approved | Plumbing Inspector                    |
| 11628/2025/PPR                         | Cornerstone Building Certification Pty Ltd     | 2 Sharman Street, Redbank Plains    | Single Dwelling and Secondary Dwelling                                       | 16/10/2025    | Approved | Plumbing Inspector                    |
| 11676/2025/PPR                         | Halcyon Constructions QLD Pty Ltd - White Rock | 162 Cumner Road, White Rock         | Relocatable Dwelling - Site 040                                              | 20/10/2025    | Approved | Plumbing Inspector                    |
| 11669/2025/PPR                         | Stockland LLC No.4 Pty Ltd                     | 162 Cumner Road, White Rock         | Relocatable Dwelling - Site 039                                              | 22/10/2025    | Approved | Plumbing Inspector                    |
| 11633/2025/PPR                         | Stockland LLC No.4 Pty Ltd                     | 162 Cumner Road, White Rock         | Relocatable Dwelling - Site 038                                              | 16/10/2025    | Approved | Plumbing Inspector                    |
| 11636/2025/PPR                         | Stockland LLC No.4 Pty Ltd                     | 162 Cumner Road, White Rock         | Relocatable Dwelling - Site 034                                              | 20/10/2025    | Approved | Plumbing Inspector                    |
| 11703/2025/PPR                         | Hewitts Plumbing                               | 18 Russell Drive, Redbank Plains    | New UU Water Meter and Property Connection                                   | 21/10/2025    | Approved | Plumbing Inspector                    |
| 11827/2025/PPR                         | Litzow & Sons Building Pty Ltd                 | 200 Mary Street, Blackstone         | Single Dwelling - (Site 115)                                                 | 21/10/2025    | Approved | Plumbing Inspector                    |
| 11826/2025/PPR                         | Litzow & Sons Building Pty Ltd                 | 200 Mary Street, Blackstone         | Single Dwelling - Site 91                                                    | 21/10/2025    | Approved | Plumbing Inspector                    |
| 11823/2025/PPR                         | Litzow & Sons Building Pty Ltd                 | 200 Mary Street, Blackstone         | Single Dwelling - (Site 114)                                                 | 21/10/2025    | Approved | Plumbing Inspector                    |
| 11821/2025/PPR                         | Litzow & Sons Building Pty Ltd                 | 200 Mary Street, Blackstone         | Single Dwelling - (Site 90)                                                  | 21/10/2025    | Approved | Plumbing Inspector                    |
| 11911/2025/PPR                         | Stockland LLC No.4 Pty Ltd                     | 162 Cumner Road, White Rock         | Single Dwelling - Site 49                                                    | 28/10/2025    | Approved | Plumbing Inspector                    |
| 11914/2025/PPR                         | Stockland LLC No.4 Pty Ltd                     | 162 Cumner Road, White Rock         | Single Dwelling - Site 33                                                    | 28/10/2025    | Approved | Plumbing Inspector                    |
| 11913/2025/PPR                         | Stockland LLC No.4 Pty Ltd                     | 162 Cumner Road, White Rock         | Single Dwelling - Site 48                                                    | 28/10/2025    | Approved | Plumbing Inspector                    |
| 11918/2025/PPR                         | Stockland LLC No.4 Pty Ltd                     | 162 Cumner Road, White Rock         | Single Dwelling - Site 50                                                    | 28/10/2025    | Approved | Plumbing Inspector                    |
| 7923/2024/RAL                          | Ms Jayn Teneal Millard                         | 28 Cashmere Street, Redbank Plains  | Reconfiguring a Lot - One (1) Lot into Two (2) Lots                          | 10/10/2025    | Approved | Development Assessment East Manager   |
| 6722/2025/RAL                          | T8 Group Pty Ltd                               | 14 Aldinga Street, Redbank Plains   | Reconfiguring a Lot - one (1) lots into three (3) lots                       | 30/09/2025    | Approved | Development Assessment East Manager   |
| 7787/2008/SSP/C                        | LandPartners Pty Ltd                           | 7000 Springs Drive, Deebing Heights | Lots 45-75, 600 & 904 on SP350906                                            | 16/10/2025    | Approved | Senior Development Compliance Officer |
| 2766/2025/SSP/A                        | Queensland Surveying Solutions Pty Ltd         | 24 Hayes Street, Raceview           | Lots 1 & 2 on SP354378                                                       | 08/10/2025    | Approved | Senior Development Compliance Officer |
| 40/2015/SSPRV/BD                       | Stockland Development Pty Ltd                  | 7001 Parkway Avenue, South Ripley   | Providence Southern Wetlands & Linear Park - Lots 9030-9032 on SP351210      | 22/10/2025    | Approved | Senior Development Compliance Officer |
| 9795/2025/SSPRV                        | Paradise Orchid Pty Ltd                        | 33 Botany Drive, South Ripley       | Lots 1 & 2 on SP353403                                                       | 27/10/2025    | Approved | Senior Development Compliance Officer |
| 6536/2018/SSPRV/J                      | LandPartners Pty Ltd                           | 7001 Mulholland Drive, Ripley       | Monterea Stage 9 - Lots 243-267, 273-280 & 285-293 on SP350924               | 16/10/2025    | Approved | Senior Development Compliance Officer |
| 9332/2019/SSPRV/R                      | HB Doncaster Pty Ltd                           | 7002 Monterea Road, Ripley          | Bellevue - Stage 14 - Lots 1-6, 376-381, 386-399, 413, 414 & 904 on SP351254 | 22/10/2025    | Approved | Senior Development Compliance Officer |
| 1296/2023/SSPRV/A                      | Intrapac Property                              | 7000 Treadwell Road, White Rock     | Precinct 4 - Stage 17 - lots 4, 1701 - 1727 on SP353126                      | 17/10/2025    | Approved | Senior Development Compliance Officer |
| 5794/2023/SSPRV/C                      | Elmwood Development Pty Ltd                    | 200 Barrams Road, White Rock        | Elmwood Estate - Stage 3A - Lots 1, 2, 18 & 19 on SP354747                   | 23/10/2025    | Approved | Senior Development Compliance Officer |



| DIVISION 2                             |                                                          |                                                        |                                                                                                                                                                                                                                                           |               |          |                                     |
|----------------------------------------|----------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|-------------------------------------|
| No Authority Assigned: 1 Application/s |                                                          |                                                        |                                                                                                                                                                                                                                                           |               |          |                                     |
| Application No.                        | Applicant                                                | Address                                                | Description                                                                                                                                                                                                                                               | Decision Date | Decision | Determining Authority               |
| 11818/2025/PFT                         | Clarendon Homes (Qld) Pty Ltd                            | 6 Turnberry Way, Brookwater                            | Single Dwelling                                                                                                                                                                                                                                           | 21/10/2025    | Approved |                                     |
| Delegated Authority: 63 Application/s  |                                                          |                                                        |                                                                                                                                                                                                                                                           |               |          |                                     |
| Application No.                        | Applicant                                                | Address                                                | Description                                                                                                                                                                                                                                               | Decision Date | Decision | Determining Authority               |
| 6232/2025/ADP                          | AR Developments Pty Ltd                                  | 163 Springfield Central Boulevard, Springfield Central | Master Area Development Plan for Development Area 12H(C) Area Development Plan & Material Change of Use for Attached Housing (95 Townhouses)                                                                                                              | 20/10/2025    | Approved | Development Assessment East Manager |
| 6641/2025/ADP                          | Springfield West Pty Ltd                                 | 7001 Spring Mountain Boulevard, Spring Mountain        | Master Area Development Plan for Development Area 9 - Springfield City West Precinct                                                                                                                                                                      | 23/10/2025    | Approved | Development Assessment East Manager |
| 9647/2025/BR                           | Strickland Certifications Pty Ltd                        | 7 Myrtle Crescent, Brookwater                          | Siting Variation - Patio                                                                                                                                                                                                                                  | 09/10/2025    | Approved | Building Regulatory Officer         |
| 10136/2025/BR                          | Construct 81                                             | 15 Mcauley Crescent, Augustine Heights                 | Amenity and Aesthetics - Shed/Garage<br>Siting Variation - Shed/Garage                                                                                                                                                                                    | 30/09/2025    | Approved | Building Regulatory Officer         |
| 10370/2025/BR                          | Precision Building Certification                         | 7 Hicklin Street, Springfield                          | Siting variation - Carport                                                                                                                                                                                                                                | 25/09/2025    | Approved | Building Regulatory Officer         |
| 10530/2025/BR                          | Urban Demolitions And Plant Hire Pty Ltd                 | 6 Allamanda Drive, Camira                              | Amenity and Aesthetics - Demolition of a Dwelling                                                                                                                                                                                                         | 26/09/2025    | Approved | Building Regulatory Officer         |
| 10689/2025/BR                          | Project BA                                               | 29 Woodlands Avenue, Camira                            | Amenity and Aesthetics - Demolition of a Dwelling                                                                                                                                                                                                         | 30/09/2025    | Approved | Building Regulatory Officer         |
| 11015/2025/BR                          | Mr Joshua John Partridge                                 | 92-94 Hayes Avenue, Camira                             | Amenity & Aesthetics - Shed                                                                                                                                                                                                                               | 15/10/2025    | Approved | Building Regulatory Officer         |
| 11003/2025/BR                          | KC & ET Consultancy Pty Ltd                              | 19 Rufous Crescent, Brookwater                         | Siting variation - Deck and Stairs                                                                                                                                                                                                                        | 15/10/2025    | Approved | Building Regulatory Officer         |
| 11132/2025/BR                          | Seq Patio Group                                          | 6 Mcdermott Street, Augustine Heights                  | Siting Variation - Patio                                                                                                                                                                                                                                  | 17/10/2025    | Approved | Building Regulatory Officer         |
| 11359/2025/BR                          | Pronto Building Approvals                                | 16 Curlew Street, Springfield                          | Siting Variation - Carport                                                                                                                                                                                                                                | 22/10/2025    | Approved | Building Regulatory Officer         |
| 11849/2025/BR                          | Project BA                                               | 43-45 Harris Street, Bellbird Park                     | Amenity and Aesthetics - Demolition of a Dwelling and Associated Buildings                                                                                                                                                                                | 23/10/2025    | Approved | Building Regulatory Officer         |
| 7832/2025/CA                           | Baird & Hayes Surveyors And Town Planners                | 61-63 Addison Road, Camira                             | Material Change of Use - Dual Occupancy<br><br>Reconfiguring a Lot - One (1) Lot into Two (2) Lots                                                                                                                                                        | 26/09/2025    | Approved | Development Assessment East Manager |
| 9982/2019/LAP/C                        | Springfield West Pty Ltd                                 | 7001 Spring Mountain Boulevard, Spring Mountain        | Local Area Plan – Amendment to the Springfield Town Centre Concept Plan                                                                                                                                                                                   | 23/10/2025    | Approved | Development Assessment East Manager |
| 9351/2018/MAEXT/A                      | Mrs Christina Kokkinis and Mr Sam Kokkinis               | 72 Fiona Street, Bellbird Park                         | Extension to Currency Period Application - Reconfiguring a Lot - One (1) Lot into Two (2) Lots                                                                                                                                                            | 24/10/2025    | Approved | Development Assessment East Manager |
| 8210/2009/MAEXT/B                      | Parkross Developments Pty Ltd                            | 7002 Keidges Road, Augustine Heights                   | Extension to Currency Period Application - RAL - One (1) Lot into Three (3) Lots Plus Balanced Lot<br>MCU - Preliminary Approval to Override the Planning Scheme (Residential)<br>MCU - Preliminary Approval to Override the Planning Scheme (Commercial) | 27/10/2025    | Approved | Development Assessment East Manager |
| 1003/2016/MAMC/A                       | Buddhist Vihara (Temple) Of Queensland Inc               | 108 Eric Street, Goodna                                | Minor Change - Material Change of Use - Community Use (Place of Worship) and Temporary Accommodation                                                                                                                                                      | 08/10/2025    | Approved | Development Assessment East Manager |
| 2947/2020/MAMC/B                       | Guardian Community Early Learning Centres Pty Ltd        | 2-4 Stella Street, Camira                              | Minor Change - Material Change of Use - Community Use (Child Care Centre)                                                                                                                                                                                 | 10/10/2025    | Approved | Development Assessment East Manager |
| 9990/2024/MCU                          | RBP HQ Pty Ltd and FITPEOPLE Pty Ltd                     | 338-344 Redbank Plains Road, Bellbird Park             | Material Change of Use - Recreation Use (Indoor Recreation) and Business Use (Medical Centre & Cafe)                                                                                                                                                      | 28/10/2025    | Approved | Development Assessment East Manager |
| 11609/2024/MCU                         | Bellbird Park Property Investments Pty Ltd               | 26 Keidges Road, Bellbird Park                         | Material Change of Use - Multiple Residential (Thirty (30) Townhouses)                                                                                                                                                                                    | 28/10/2025    | Approved | Development Assessment East Manager |
| 6448/2025/MCU                          | Mr Brett Steven Penridge and Mrs Rebecca Louise Penridge | 7 Nimerette Street, Bellbird Park                      | Material Change of Use - Dual Occupancy                                                                                                                                                                                                                   | 16/10/2025    | Approved | Development Assessment East Manager |
| 10018/2025/OD                          | Gibson Architects                                        | 6 Church Street, Goodna                                | Building Work Assessable Against the Planning Scheme Flood Risk Overlay - Extension to Educational Establishment in the Community Facilities Zone                                                                                                         | 21/10/2025    | Approved | Principal Planner                   |
| 11018/2025/OD                          | Valdal Projects Pty Ltd                                  | 43-45 Harris Street, Bellbird Park                     | Operational Works - Advertising Devices (One (1) wall sign and one (1) ground sign)                                                                                                                                                                       | 24/10/2025    | Approved | Development Assessment East Manager |
| 7720/2025/OW                           | Arcadis Australia Pacific Pty Ltd                        | 7001 Russell Luhrs Way, Spring Mountain                | Operational Works - Rate 3 Streetlighting Springfield Village 16                                                                                                                                                                                          | 02/10/2025    | Approved | Engineering Delivery East Manager   |
| 9063/2025/OW                           | Hutchinson Builders                                      | 2-4 Cochrane Street, Camira                            | Operational Works - Landscaping                                                                                                                                                                                                                           | 23/10/2025    | Approved | Engineering Delivery East Manager   |
| 9321/2025/OW                           | Mr Benjamin Clark                                        | 15 Mcauley Crescent, Augustine Heights                 | Operational Works - Driveway                                                                                                                                                                                                                              | 29/09/2025    | Approved | Engineering Delivery East Manager   |
| 10285/2025/OW                          | Valdal Projects Pty Ltd                                  | 43-45 Harris Street, Bellbird Park                     | Operational Works - Landscaping                                                                                                                                                                                                                           | 30/10/2025    | Approved | Engineering Delivery East Manager   |
| 10797/2025/OW                          | Andrew Gold Landscape Architecture                       | 10-22 Jalrock Place, Carole Park                       | Operational Works - Landscaping                                                                                                                                                                                                                           | 20/10/2025    | Approved | Engineering Delivery East Manager   |
| 11007/2025/PFT                         | Checkpoint Building Surveyors                            | 78 Capilano Way, Spring Mountain                       | Single Dwelling                                                                                                                                                                                                                                           | 30/09/2025    | Approved | Plumbing Inspector                  |

| DIVISION 2                            |                                                       |                                                    |                                                                            |               |          |                                     |
|---------------------------------------|-------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------------------------|---------------|----------|-------------------------------------|
| Delegated Authority: 63 Application/s |                                                       |                                                    |                                                                            |               |          |                                     |
| Application No.                       | Applicant                                             | Address                                            | Description                                                                | Decision Date | Decision | Determining Authority               |
| 11012/2025/PFT                        | Mackie Construction Consultants                       | 4 Asha Way, Bellbird Park                          | Single Dwelling                                                            | 07/10/2025    | Approved | Plumbing Inspector                  |
| 11558/2025/PFT                        | Buildcert Pty Ltd                                     | 7 Brooklyn Circuit, Spring Mountain                | Single Dwelling                                                            | 14/10/2025    | Approved | Plumbing Inspector                  |
| 11749/2025/PFT                        | Coral Homes QLD Pty Ltd                               | 100 Belvedere Drive, Spring Mountain               | Single Dwelling                                                            | 17/10/2025    | Approved | Plumbing Inspector                  |
| 11960/2025/PFT                        | Brighton Homes Queensland                             | 11 Helix Close, Spring Mountain                    | Single Dwelling                                                            | 23/10/2025    | Approved | Plumbing Inspector                  |
| 11993/2025/PFT                        | Alliance Homes Pty Ltd                                | 27 Greg Norman Circuit, Brookwater                 | Single Dwelling                                                            | 24/10/2025    | Approved | Plumbing Inspector                  |
| 12033/2025/PFT                        | GMA Certification Group Pty Ltd                       | 49 Prion Crescent, Bellbird Park                   | Single Dwelling                                                            | 27/10/2025    | Approved | Plumbing Inspector                  |
| 12111/2025/PFT                        | Plantation Homes                                      | 22 Gladesville Way, Spring Mountain                | Single Dwelling                                                            | 27/10/2025    | Approved | Plumbing Inspector                  |
| 12109/2025/PFT                        | Plantation Homes                                      | 24 Gladesville Way, Spring Mountain                | Single Dwelling                                                            | 27/10/2025    | Approved | Plumbing Inspector                  |
| 12118/2025/PFT                        | Plantation Homes                                      | 26 Gladesville Way, Spring Mountain                | Single Dwelling                                                            | 28/10/2025    | Approved | Plumbing Inspector                  |
| 12120/2025/PFT                        | Plantation Homes                                      | 30 Gladesville Way, Spring Mountain                | Single Dwelling                                                            | 28/10/2025    | Approved | Plumbing Inspector                  |
| 12130/2025/PFT                        | Plantation Homes                                      | 20 Gladesville Way, Spring Mountain                | Single Dwelling                                                            | 28/10/2025    | Approved | Plumbing Inspector                  |
| 12106/2025/PFT                        | Merbain Pty Ltd                                       | 79 Greg Norman Circuit, Brookwater                 | Single Dwelling                                                            | 27/10/2025    | Approved | Plumbing Inspector                  |
| 12195/2025/PFT                        | Plantation Homes                                      | 28 Gladesville Way, Spring Mountain                | Single Dwelling                                                            | 29/10/2025    | Approved | Plumbing Inspector                  |
| 10468/2025/PPC                        | Logic Water Solutions                                 | 1/1 Springfield Lakes Boulevard, Springfield Lakes | Shopping Centre Grease Trap Upgrade                                        | 01/10/2025    | Approved | Plumbing Inspector                  |
| 10501/2025/PPC                        | Acor Consultants QLD                                  | 304 Brisbane Terrace, Goodna                       | Temporary Site Facilities                                                  | 03/10/2025    | Approved | Plumbing Inspector                  |
| 10658/2025/PPC                        | Cushway Blackford & Associates Pty Ltd                | 37-43 Springfield Parkway, Springfield             | Class 6                                                                    | 03/10/2025    | Approved | Plumbing Inspector                  |
| 11044/2025/PPC                        | Beavis & Bartels Enterprises                          | 30 Health Care Drive, Springfield Central          | Temporary amenities for the construction crew                              | 09/10/2025    | Approved | Plumbing Inspector                  |
| 11071/2025/PPC                        | East Coast Hydraulics                                 | 1 Main Street, Springfield Central                 | Priceline Fitout                                                           | 13/10/2025    | Approved | Plumbing Inspector                  |
| 11289/2025/PPC                        | Bsi Building Services Integration                     | 63-75 Queen Street, Goodna                         | Special School Demountable GLA installation                                | 13/10/2025    | Approved | Plumbing Inspector                  |
| 11474/2025/PPC                        | Citi Design                                           | 67 Boundary Road, Carole Park                      | Commercial wash bay                                                        | 17/10/2025    | Approved | Plumbing Inspector                  |
| 11496/2025/PPC                        | MRP Hydraulic & Fire Services Consultants Pty Ltd     | 352 Redbank Plains Road, Bellbird Park             | Alterations to existing McDonalds Restaurant                               | 17/10/2025    | Approved | Plumbing Inspector                  |
| 11832/2025/PPC                        | Don Evans Plumbers Pty Ltd                            | 41 Queen Street, Goodna                            | New Tenancy Fit-out - (Shop 4)                                             | 22/10/2025    | Approved | Plumbing Inspector                  |
| 10372/2025/PPR                        | Dixon Homes Pty Ltd                                   | 72A Addison Road, Camira                           | Single Dwelling and Secondary Dwelling                                     | 26/09/2025    | Approved | Plumbing Inspector                  |
| 10682/2025/PPR                        | Jury Developments Pty Ltd                             | 20A Alice Street, Goodna                           | Single Dwelling (Rooming Accommodation Use)                                | 03/10/2025    | Approved | Plumbing Inspector                  |
| 10734/2025/PPR                        | BRW Hydraulics Pty Ltd                                | 7001 St Augustine'S Drive, Augustine Heights       | Proposed Builders Amenities for - Multi Residential Development            | 03/10/2025    | Approved | Plumbing Inspector                  |
| 11034/2025/PPR                        | Active Building Approvals Pty Ltd                     | 17 Rawle Street, Camira                            | Secondary Dwelling                                                         | 03/10/2025    | Approved | Plumbing Inspector                  |
| 11238/2025/PPR                        | TJB Building Certifiers Pty Ltd                       | 33 Cooper Way, Spring Mountain                     | Pool House                                                                 | 08/10/2025    | Approved | Plumbing Inspector                  |
| 11415/2025/PPR                        | Mr Peter David McGregor and Ms Jennifer Bella Charles | 347 Jones Road, Bellbird Park                      | Secondary Dwelling                                                         | 23/10/2025    | Approved | Plumbing Inspector                  |
| 11523/2025/PPR                        | Chilton Woodward & Associates                         | 31-33 Verran Street, Bellbird Park                 | Private Fire Main and water service                                        | 22/10/2025    | Approved | Plumbing Inspector                  |
| 11579/2025/PPR                        | Mr Abdul Khadim Aziz                                  | 84 Oak Street, Bellbird Park                       | Cap Water Connection from Lot 3 and Reconnect to New Water Meter on Lot 1  | 20/10/2025    | Approved | Plumbing Inspector                  |
| 3315/2024/RAL                         | Mr Tristan Mitterstoger                               | 23 Fiona Street, Bellbird Park                     | Reconfiguring a Lot - One (1) Lot into Three (3) Lots                      | 02/10/2025    | Approved | Development Assessment East Manager |
| 6559/2025/RAL                         | Mr Don Vu                                             | 58-60 Steven Street, Camira                        | Reconfiguring a Lot - One (1) lot into Two (2) lots                        | 13/10/2025    | Approved | Manager, Compliance                 |
| 6845/2025/RAL                         | T8 Group Pty Ltd                                      | 46-48 Verran Street, Bellbird Park                 | Reconfiguring a Lot - One (1) Lot into Four (4) Lots plus Access Easements | 03/10/2025    | Approved | Development Assessment East Manager |
| 7617/2025/RAL                         | Ms Yu-Pin Chiu                                        | 16 Lorikeet Lane, Bellbird Park                    | Reconfiguring a Lot - One (1) lot into two (2) lots                        | 26/09/2025    | Approved | Development Assessment East Manager |

| DIVISION 3                             |                                         |                                         |                                                                                                                                                                                                                                                                                                                                                                      |               |          |                                               |
|----------------------------------------|-----------------------------------------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|-----------------------------------------------|
| No Authority Assigned: 2 Application/s |                                         |                                         |                                                                                                                                                                                                                                                                                                                                                                      |               |          |                                               |
| Application No.                        | Applicant                               | Address                                 | Description                                                                                                                                                                                                                                                                                                                                                          | Decision Date | Decision | Determining Authority                         |
| 8731/2025/MCU                          | Gigo One Pty Ltd                        | 46B Cothill Road, Silkstone             | Material Change of Use - Dwelling House in Character Zone                                                                                                                                                                                                                                                                                                            | 07/10/2025    | Approved |                                               |
| 7780/2025/OD                           | Trent Neil-Ballantine C/- Just Planning | 8A Macrae Street, Woodend               | Building Work assessable against the planning scheme - Extension to a Dwelling House in the Character Residential Zone affected by the Mining Overlay                                                                                                                                                                                                                | 30/09/2025    | Approved |                                               |
| Delegated Authority: 96 Application/s  |                                         |                                         |                                                                                                                                                                                                                                                                                                                                                                      |               |          |                                               |
| Application No.                        | Applicant                               | Address                                 | Description                                                                                                                                                                                                                                                                                                                                                          | Decision Date | Decision | Determining Authority                         |
| 6991/2025/BCN                          | Ms Tina Georgiou                        | 5 Brisbane Street, Ipswich              | Residential Services Building - QCWA West Moreton Hostel                                                                                                                                                                                                                                                                                                             | 14/10/2025    | Approved | Building Regulatory Officer                   |
| 9624/2025/BCN                          | Waghorn 40 Investments Pty Ltd          | 40 Waghorn Street, Ipswich              | Residential Services Building – Waghorn 40 Investments Pty Ltd                                                                                                                                                                                                                                                                                                       | 10/10/2025    | Approved | Building Regulatory Officer                   |
| 11179/2025/BORIST                      | Homecorp Constructions Pty Ltd          | 352 Eagle Street, Collingwood Park      | Building over or near a stormwater drain - Dwelling                                                                                                                                                                                                                                                                                                                  | 14/10/2025    | Approved | Engineering Delivery East Manager             |
| 10485/2025/BR                          | TJB Building Certifiers Pty Ltd         | 29 Byrne Street, Bundamba               | Siting variation - Dwelling                                                                                                                                                                                                                                                                                                                                          | 25/09/2025    | Approved | Building Regulatory Officer                   |
| 10824/2025/BR                          | Dynamic Building Approvals Pty Ltd      | 4 Barrett Street, East Ipswich          | Siting Variation - Shed/Garage                                                                                                                                                                                                                                                                                                                                       | 07/10/2025    | Approved | Building Regulatory Officer                   |
| 10965/2025/BR                          | Hi-Tech Blinds, Shutters & Patios       | 22 Beatty Street, Coalfalls             | Siting Variation - Patio                                                                                                                                                                                                                                                                                                                                             | 28/10/2025    | Approved | Building Regulatory Officer                   |
| 11042/2025/BR                          | O'Brien Building Consultants Pty Ltd    | 3 Davidson Street, Basin Pocket         | Amenity and Aesthetics - Shed and Awning                                                                                                                                                                                                                                                                                                                             | 28/10/2025    | Approved | Building Regulatory Officer                   |
| 11041/2025/BR                          | HIA Property QLD Pty Ltd                | 1 Chum Street, New Chum                 | Amenity and Aesthetics - Demolition of a Commercial Building                                                                                                                                                                                                                                                                                                         | 15/10/2025    | Approved | Building Regulatory Officer                   |
| 11356/2025/BR                          | Construct 81                            | 10 Kruger Street, Booval                | Amenity and Aesthetics - Shed<br>Siting Variation - Shed                                                                                                                                                                                                                                                                                                             | 29/10/2025    | Approved | Building Regulatory Officer                   |
| 11322/2025/BR                          | Dynamic Building Approvals Pty Ltd      | 9 Webb Street, Riverview                | Amenity and Aesthetics - Carport<br>Siting Variation - Carport                                                                                                                                                                                                                                                                                                       | 20/10/2025    | Approved | Building Regulatory Officer                   |
| 11430/2025/BR                          | Sunstate Design & Construct Pty Ltd     | 30 Old Toowoomba Road, One Mile         | Siting Variation - Carport                                                                                                                                                                                                                                                                                                                                           | 24/10/2025    | Approved | Building Regulatory Officer                   |
| 11577/2025/BR                          | Construct 81                            | 29 Chalk Street, Leichhardt             | Siting variation - Carport                                                                                                                                                                                                                                                                                                                                           | 29/10/2025    | Approved | Building Regulatory Officer                   |
| 11603/2025/BR                          | Construct 81                            | 21 Parsons Street, Collingwood Park     | Siting variation - Shed                                                                                                                                                                                                                                                                                                                                              | 30/10/2025    | Approved | Building Regulatory Officer                   |
| 9749/2025/BW                           | Ms Suzette Sutton                       | 25 Stephenson Street, Sadliers Crossing | Construction of Deck & Renovations                                                                                                                                                                                                                                                                                                                                   | 30/10/2025    | Approved | Building Certifier                            |
| 9548/2025/CA                           | Jade Financial Group                    | 269 Brisbane Street, Ipswich            | Material Change of Use - Office<br>Building Work assessable against the planning scheme - Office affected by the Slope, Flood, Overland Flow Path & Character Overlay                                                                                                                                                                                                | 20/10/2025    | Approved | Development Assessment Central Manager        |
| 9694/2025/EXC                          | Mr Tony Mahendra Orchard                | 239 Brisbane Street, Ipswich            | Exemption Certificate - Service Industry use (Laundry Service)                                                                                                                                                                                                                                                                                                       | 29/09/2025    | Approved | Acting Development Assessment Central Manager |
| 12007/2025/EXC                         | Construct 81                            | 21 Parsons Street, Collingwood Park     | Siting Variation                                                                                                                                                                                                                                                                                                                                                     | 24/10/2025    | Approved | Development Planning Services Manager         |
| 6421/2017/LDR/A                        | Bennett And Bennett                     | 1 Wood Street, Bundamba                 | Legal Document Request                                                                                                                                                                                                                                                                                                                                               | 22/10/2025    | Approved | Senior Development Compliance Officer         |
| 6228/2014/MAEXT/B                      | Edwards Property Pty Ltd                | 19 Warwick Road, Ipswich                | Extension to Currency Period Application - RAL - Boundary Realignment Four(4) Lots into Four (4) Lots<br>MCU - Business Use - Medical Centre and/or Office<br>Preliminary Approval to Affect the Planning Scheme                                                                                                                                                     | 26/09/2025    | Approved | Acting Development Assessment Central Manager |
| 2393/2023/MAEXT/A                      | BNB Development Corporation Pty Ltd     | 151 Brisbane Road, Booval               | Extension to Currency Period Application - Material Change of Use - Business Use (Medical Centre, Professional Office and Café);<br><br>Reconfiguring a Lot – Creation of an access easement; and<br><br>Carrying out building work not associated with a material change of use – Partial demolition and relocation of three pre-1946 buildings in a Character Zone | 27/10/2025    | Approved | Senior Planner (Development)                  |
| 13568/2023/MAMC/A                      | BPWJ Developments Citiswich Pty Ltd     | 183 Hume Drive, Bundamba                | Minor Change - Material Change of Use - Business Use (Café and/or Takeaway Food Premises), Service/Trades Use, General Industry                                                                                                                                                                                                                                      | 13/10/2025    | Approved | Development Assessment Central Manager        |
| 11631/2023/MAMC/A                      | Hill Crew Investments Pty Ltd           | 1 Clay Street, West Ipswich             | Minor Change - Material Change of Use - Service/Trades Use and/or General Industry<br><br>Reconfiguring a Lot - Creation of an Access Easement<br><br>Advertising Devices - One (1) Double Sided Illuminated Pylon Sign                                                                                                                                              | 01/10/2025    | Approved | Acting Development Assessment Central Manager |
| 11941/2020/MAMC/A                      | Ipswich City Council Program 31         | 1 Union Place, Ipswich                  | Minor Change - Advertising Devices - Three (3) Window Signs and One (1) AV Screen                                                                                                                                                                                                                                                                                    | 03/10/2025    | Approved | Senior Planner (Development)                  |
| 6250/2022/MAMC/A                       | Hunt Michel And Partners Pty Ltd        | 16 Hayne Street, Woodend                | Minor Change - Reconfiguring a Lot - One (1) Lot into Two (2) Lots<br>Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining)                                                                                                                                                                                             | 14/10/2025    | Approved | Development Assessment Central Manager        |



| DIVISION 3                            |                                                                                          |                                          |                                                                                                                                                |               |          |                                            |
|---------------------------------------|------------------------------------------------------------------------------------------|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|--------------------------------------------|
| Delegated Authority: 96 Application/s |                                                                                          |                                          |                                                                                                                                                |               |          |                                            |
| Application No.                       | Applicant                                                                                | Address                                  | Description                                                                                                                                    | Decision Date | Decision | Determining Authority                      |
| 11836/2024/MAMC/A                     | Mr Brenten Patrick Neal Butler and Mrs Kathryn Michelle Butler                           | 26 Ellenborough Street, Ipswich          | Minor Change - Material Change of Use - Single Residential in a Character Zone                                                                 | 14/10/2025    | Approved | Development Assessment Central Manager     |
| 7471/2024/MCU                         | Cruiser Spares Pty Ltd                                                                   | 2 Egerton Street, Bundamba               | Material Change of Use - Service/Trades Use (Repair Station) and Caretakers Residence                                                          | 14/10/2025    | Approved | Development Assessment Central Manager     |
| 13136/2024/MCU                        | Sun Spark Pty Ltd                                                                        | 191 Barclay Street, New Chum             | Material Change of Use - Service Trades Use (Warehouse)                                                                                        | 29/09/2025    | Approved | Development Assessment West Manager        |
| 3074/2025/MCU                         | Tait Morton Johnston Pty Ltd                                                             | 37 Chermside Road, Eastern Heights       | Material Change of Use – Multiple Residential (Extension to Nursing Home – Three (3) Beds)                                                     | 09/10/2025    | Approved | Development Assessment Central Manager     |
| 4409/2025/MCU                         | Racing Queensland                                                                        | 10 Mill Street, Booval                   | Material Change of Use - Intensive Animal Husbandry (Stables and Ancillary Training Facilities)                                                | 23/10/2025    | Approved | Development Assessment Central Manager     |
| 6568/2025/MCU                         | The Board Of The Trustees Of The Ipswich Grammar S                                       | 57 Darling Street East, Woodend          | Material Change of Use – Extension to Community Use (New Boarding House)                                                                       | 30/10/2025    | Approved | Development Assessment Central Manager     |
| 6754/2025/MCU                         | Ms Karawita Vidaneleage Dona Inoka Wijegunaratne and Mr Handaragama Sajeewa Sumanasekera | 133 Jacaranda Street, North Booval       | Material Change of Use - Dual Occupancy                                                                                                        | 30/10/2025    | Approved | Senior Planner (Development)               |
| 6780/2025/MCU                         | Sustainable Planning Pty Ltd                                                             | 9 Wellen Street, Bundamba                | Material Change of Use - Dual Occupancy                                                                                                        | 15/10/2025    | Approved | Senior Planner (Development)               |
| 10717/2025/MCU                        | Homecorp Constructions                                                                   | 7000 Isabella Street, Collingwood Park   | Material Change of Use - Dual Occupancy                                                                                                        | 17/10/2025    | Approved | Acting Development Assessment East Manager |
| 7235/2025/OD                          | Mrs Brooke Leigh Knight                                                                  | 48 Waghorn Street, Ipswich               | Building Work assessable against the planning scheme - Extension to a Dwelling House in the Character Places and Areas Overlay                 | 27/10/2025    | Approved | Development Assessment Central Manager     |
| 7777/2025/OD                          | FO Operations Pty Ltd                                                                    | 21 Agnes Street, Bundamba                | Operational Works - Advertising Devices (Two (2) wall signs)                                                                                   | 27/10/2025    | Approved | Senior Planner (Development)               |
| 9981/2025/OD                          | Ms Rita White                                                                            | 28 Kendall Street, East Ipswich          | Building work assessable against the planning scheme – secondary dwelling affected by the Character Places and Areas Overlay                   | 20/10/2025    | Approved | Senior Planner (Development)               |
| 11024/2025/OD                         | Project BA                                                                               | 4 Foote Street, Newtown                  | Building Work assessable against the planning scheme - Carport in the Character Residential Zone and affected by Local Character Areas Overlay | 22/10/2025    | Approved | Senior Planner (Development)               |
| 5548/2025/OW                          | 2develop Urban                                                                           | 7001 Collingwood Drive, Collingwood Park | Road Work, Stormwater Drainage Works and Earthworks                                                                                            | 03/10/2025    | Approved | Engineering Delivery East Manager          |
| 9550/2025/OW                          | Ms Kelly Anne Harriden                                                                   | 6 Shenton Street, Coalfalls              | Operational Works - Driveway                                                                                                                   | 22/10/2025    | Approved | Engineering Delivery West Manager          |
| 9606/2025/OW                          | Prosperity Residential                                                                   | 142 Jacaranda Street, North Booval       | Operational Works - Road work, Stormwater & Earthworks                                                                                         | 01/10/2025    | Approved | Engineering Delivery West Manager          |
| 9884/2025/OW                          | Electrical Reticulation Design Services                                                  | 7001 Collingwood Drive, Collingwood Park | Operational Works - Rate 3 Streetlighting (Woodlinks Village, Stage 27)                                                                        | 01/10/2025    | Approved | Engineering Delivery East Manager          |
| 10394/2025/OW                         | Ampflo Pty Ltd                                                                           | 101 Hume Drive, Bundamba                 | 101 Hume Drive Commercial Site - Rate 3 Streetlighting and Electrical Reticulation                                                             | 27/10/2025    | Approved | Engineering Delivery East Manager          |
| 10452/2025/OW                         | Westphalen Developments Pty Ltd                                                          | 219 Westphalen Drive, Riverview          | Operational Works - Driveway                                                                                                                   | 07/10/2025    | Approved | Engineering Delivery East Manager          |
| 11838/2025/OW                         | Riverview Developments Holdings Pty Ltd                                                  | 1 Mcewan Street, Riverview               | Landscaping                                                                                                                                    | 24/10/2025    | Approved | Engineering Delivery East Manager          |
| 10573/2025/PFT                        | Checkpoint Building Surveyors                                                            | 23 Jasper Crescent, Collingwood Park     | Single Dwelling                                                                                                                                | 25/09/2025    | Approved | Plumbing Inspector                         |
| 10933/2025/PFT                        | Clarendon Homes (Qld) Pty Ltd                                                            | 5 Jasper Crescent, Collingwood Park      | Single Dwelling                                                                                                                                | 29/09/2025    | Approved | Plumbing Inspector                         |
| 11045/2025/PFT                        | Platinum Building Approvals Pty Ltd                                                      | 15 Soapberry Circuit, Collingwood Park   | Single Dwelling                                                                                                                                | 01/10/2025    | Approved | Plumbing Inspector                         |
| 11279/2025/PFT                        | Gallery Homes                                                                            | 350 Eagle Street, Collingwood Park       | Single Dwelling                                                                                                                                | 07/10/2025    | Approved | Plumbing Inspector                         |
| 11381/2025/PFT                        | TJB Building Certifiers Pty Ltd                                                          | 29 Byrne Street, Bundamba                | Single Dwelling                                                                                                                                | 09/10/2025    | Approved | Plumbing Inspector                         |
| 11354/2025/PFT                        | Gallery Homes Pty Ltd                                                                    | 68 Isabella Street, Collingwood Park     | Single Dwelling                                                                                                                                | 09/10/2025    | Approved | Plumbing Inspector                         |
| 11350/2025/PFT                        | Gallery Group Homes Pty Ltd                                                              | 9 Lilly Pilly Street, Collingwood Park   | Single Dwelling                                                                                                                                | 09/10/2025    | Approved | Plumbing Inspector                         |
| 11477/2025/PFT                        | Platinum Building Approvals Pty Ltd                                                      | 5 King Street, Dinmore                   | Single Dwelling                                                                                                                                | 13/10/2025    | Approved | Plumbing Inspector                         |
| 11482/2025/PFT                        | Gallery Homes                                                                            | 56 Isabella Street, Collingwood Park     | Single Dwelling                                                                                                                                | 13/10/2025    | Approved | Plumbing Inspector                         |
| 11486/2025/PFT                        | Gallery Homes                                                                            | 343 Eagle Street, Collingwood Park       | Single Dwelling                                                                                                                                | 13/10/2025    | Approved | Plumbing Inspector                         |
| 11481/2025/PFT                        | Gallery Homes                                                                            | 347 Eagle Street, Collingwood Park       | Single Dwelling                                                                                                                                | 13/10/2025    | Approved | Plumbing Inspector                         |
| 11478/2025/PFT                        | Gallery Homes Pty Ltd                                                                    | 3 Lilly Pilly Street, Collingwood Park   | Single Dwelling                                                                                                                                | 13/10/2025    | Approved | Plumbing Inspector                         |
| 11493/2025/PFT                        | Gallery Homes                                                                            | 66 Isabella Street, Collingwood Park     | Single Dwelling                                                                                                                                | 13/10/2025    | Approved | Plumbing Inspector                         |
| 11491/2025/PFT                        | Gallery Homes                                                                            | 60 Isabella Street, Collingwood Park     | Single Dwelling                                                                                                                                | 13/10/2025    | Approved | Plumbing Inspector                         |
| 11508/2025/PFT                        | Gallery Homes                                                                            | 58 Isabella Street, Collingwood Park     | Single Dwelling                                                                                                                                | 14/10/2025    | Approved | Plumbing Inspector                         |
| 11495/2025/PFT                        | Gallery Homes                                                                            | 5 Lilly Pilly Street, Collingwood Park   | Single Dwelling                                                                                                                                | 14/10/2025    | Approved | Plumbing Inspector                         |

| DIVISION 3                            |                                                                                              |                                         |                                                                             |               |          |                                       |
|---------------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------------------------------------------------------|---------------|----------|---------------------------------------|
| Delegated Authority: 96 Application/s |                                                                                              |                                         |                                                                             |               |          |                                       |
| Application No.                       | Applicant                                                                                    | Address                                 | Description                                                                 | Decision Date | Decision | Determining Authority                 |
| 11494/2025/PFT                        | Gallery Homes                                                                                | 7 Lilly Pilly Street, Collingwood Park  | Single Dwelling                                                             | 13/10/2025    | Approved | Plumbing Inspector                    |
| 11617/2025/PFT                        | Gallery Homes Pty Ltd                                                                        | 346 Eagle Street, Collingwood Park      | Single Dwelling                                                             | 16/10/2025    | Approved | Plumbing Inspector                    |
| 11615/2025/PFT                        | Devcon Building Co Pty Ltd                                                                   | 8 Tamarind Street, Collingwood Park     | Single Dwelling                                                             | 15/10/2025    | Approved | Plumbing Inspector                    |
| 11719/2025/PFT                        | Hallmark Homes Pty Ltd                                                                       | 10 Tamarind Street, Collingwood Park    | Single Dwelling                                                             | 17/10/2025    | Approved | Plumbing Inspector                    |
| 11795/2025/PFT                        | Transpire Constructions                                                                      | 15 Jasper Crescent, Collingwood Park    | Single Dwelling                                                             | 20/10/2025    | Approved | Plumbing Inspector                    |
| 11868/2025/PFT                        | Transpire Constructions                                                                      | 11 Jasper Crescent, Collingwood Park    | Single Dwelling                                                             | 21/10/2025    | Approved | Plumbing Inspector                    |
| 11973/2025/PFT                        | Dixon Homes                                                                                  | 83 High Street, Bundamba                | Single Dwelling                                                             | 24/10/2025    | Approved | Plumbing Inspector                    |
| 12009/2025/PFT                        | Buildcert Pty Ltd                                                                            | 354 Eagle Street, Collingwood Park      | Single Dwelling                                                             | 24/10/2025    | Approved | Plumbing Inspector                    |
| 8762/2025/PPC                         | Aqualogical                                                                                  | 191 Whitwood Road, New Chum             | Recycling Facility                                                          | 13/10/2025    | Approved | Plumbing Inspector                    |
| 9528/2025/PPC                         | Building Services Engineers                                                                  | 11 Bell Street, Ipswich                 | Tenancy Fitout (Bell Street Mental Health)                                  | 03/10/2025    | Approved | Plumbing Inspector                    |
| 10291/2025/PPC                        | BRW Hydraulics Pty Ltd                                                                       | 103 Riverview Road, Riverview           | Building A Office & Warehouse as part of Stage 1 for Industrial Development | 02/10/2025    | Approved | Plumbing Inspector                    |
| 10715/2025/PPC                        | East Coast Hydraulics                                                                        | 73 Blackstone Road, Silkstone           | Barber Shop Fit Out                                                         | 03/10/2025    | Approved | Plumbing Inspector                    |
| 10780/2025/PPC                        | Spaceframe Buildings                                                                         | 43 Weedman Street, Redbank              | Warehouse with Ancillary Offices                                            | 09/10/2025    | Approved | Plumbing Inspector                    |
| 11497/2025/PPC                        | MRP Hydraulic & Fire Services Consultants Pty Ltd                                            | 97 Limestone Street, Ipswich            | Existing McDonalds Refurbishment Works                                      | 17/10/2025    | Approved | Plumbing Inspector                    |
| 11548/2025/PPC                        | Chilton Woodward & Associates                                                                | 155 Hume Drive, Bundamba                | Ancillary Offices                                                           | 27/10/2025    | Approved | Plumbing Inspector                    |
| 10029/2025/PPR                        | Allegra Homes                                                                                | 18 Ashton Avenue, Redbank               | Single Dwelling and Secondary Dwelling                                      | 20/10/2025    | Approved | Plumbing Inspector                    |
| 10823/2025/PPR                        | Bundamba 2025 Pty Ltd                                                                        | 14 Oak Street, Bundamba                 | Secondary Dwelling                                                          | 07/10/2025    | Approved | Plumbing Inspector                    |
| 11036/2025/PPR                        | Chilton Woodward & Associates                                                                | 15 Coyne Street, One Mile               | Single Dwelling                                                             | 07/10/2025    | Approved | Plumbing Inspector                    |
| 11138/2025/PPR                        | Pacific Approvals Pty Ltd                                                                    | 352 Eagle Street, Collingwood Park      | Single Dwelling and Secondary Dwelling (Duplex)                             | 07/10/2025    | Approved | Plumbing Inspector                    |
| 11258/2025/PPR                        | Dixon Homes                                                                                  | 18 Harold Street, Bundamba              | Secondary Dwelling                                                          | 08/10/2025    | Approved | Plumbing Inspector                    |
| 11522/2025/PPR                        | Shaw's Plumbing And Gas                                                                      | 4 Law Street, Bundamba                  | Reconnection of house drainage to new sewer point                           | 20/10/2025    | Approved | Plumbing Inspector                    |
| 11626/2025/PPR                        | Trasbuild Pty Ltd                                                                            | 43 Ipswich Street, Riverview            | Secondary Dwelling                                                          | 20/10/2025    | Approved | Plumbing Inspector                    |
| 11625/2025/PPR                        | Urbanlux Projects                                                                            | 72 Nelson Street, Bundamba              | Single Dwelling and Secondary Dwelling                                      | 16/10/2025    | Approved | Plumbing Inspector                    |
| 11691/2025/PPR                        | CP Constructions Pty Ltd                                                                     | 18 Meiklejohn Circuit, Collingwood Park | Secondary Dwelling                                                          | 20/10/2025    | Approved | Plumbing Inspector                    |
| 11794/2025/PPR                        | Active Building Approvals Pty Ltd                                                            | 51 Chalk Street, Leichhardt             | Secondary Dwelling                                                          | 20/10/2025    | Approved | Plumbing Inspector                    |
| 11796/2025/PPR                        | Dixon Homes                                                                                  | 25 Harold Street, Bundamba              | Secondary Dwelling                                                          | 20/10/2025    | Approved | Plumbing Inspector                    |
| 11843/2025/PPR                        | Building Surveying & Certification Professionals                                             | 48 Hanlon Street, Bundamba              | Non-Sewered Secondary Dwelling                                              | 28/10/2025    | Approved | Plumbing Inspector                    |
| 11978/2025/PPR                        | Dixon Homes                                                                                  | 48 Brisbane Road, East Ipswich          | Secondary Dwelling                                                          | 29/10/2025    | Approved | Plumbing Inspector                    |
| 12072/2025/PPR                        | Prostart Plumbing Pty Ltd                                                                    | 6 Beth Street, North Booval             | Secondary Dwelling                                                          | 29/10/2025    | Approved | Plumbing Inspector                    |
| 12169/2025/PPR                        | Active Building Approvals Pty Ltd                                                            | 39 Stafford Street, Booval              | Secondary Dwelling                                                          | 29/10/2025    | Approved | Plumbing Inspector                    |
| 12144/2025/PPR                        | Hoek Modular Homes                                                                           | 33 Macquarie Street, Silkstone          | Secondary Dwelling                                                          | 29/10/2025    | Approved | Plumbing Inspector                    |
| 10852/2025/RAL                        | Mr Brian Patrick Charlton and Miss Taryn Charlton and Mr Craig Johnathon Charlton and others | 12 Kerwick Street, Redbank              | Reconfiguring a Lot - Boundary Realignment (two (2) lots into two (2) lots) | 29/09/2025    | Approved | Senior Planner (Development)          |
| 7919/2009/SSP/B                       | Sunnygold International Pty Ltd                                                              | 7000 Simpson Street, Collingwood Park   | Six Mile Creek - Stage 6 Lots 263-285, 301-315, 328-337 & 1007 on SP322924  | 21/10/2025    | Approved | Senior Development Compliance Officer |
| 6848/2024/SSP/A                       | Mr Christopher Klibbe                                                                        | 1 Mcewan Street, Riverview              | Lots 900 & 901 on SP348999                                                  | 22/10/2025    | Approved | Senior Development Compliance Officer |
| 6635/2024/SSP/A                       | Mrs Michelle Joy Tickner                                                                     | 30 McGill Street, Basin Pocket          | Lots 4 and 8 on SP350014                                                    | 25/09/2025    | Approved | Senior Development Compliance Officer |
| 11254/2025/SSP                        | Ms Susie Zhang and Mr Nicholas Kok                                                           | 232 Eagle Street, Collingwood Park      | Lots 1 and 2 on SP354318                                                    | 17/10/2025    | Approved | Senior Development Compliance Officer |

| DIVISION 4                             |                                                 |                                           |                                                                                                                                                                                                                                                                                                                                      |               |          |                                               |
|----------------------------------------|-------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|-----------------------------------------------|
| No Authority Assigned: 1 Application/s |                                                 |                                           |                                                                                                                                                                                                                                                                                                                                      |               |          |                                               |
| Application No.                        | Applicant                                       | Address                                   | Description                                                                                                                                                                                                                                                                                                                          | Decision Date | Decision | Determining Authority                         |
| 11859/2025/PFT                         | Karston Homes                                   | 3 Wickham Way, Walloon                    | Single Dwelling                                                                                                                                                                                                                                                                                                                      | 21/10/2025    | Approved |                                               |
| Delegated Authority: 106 Application/s |                                                 |                                           |                                                                                                                                                                                                                                                                                                                                      |               |          |                                               |
| Application No.                        | Applicant                                       | Address                                   | Description                                                                                                                                                                                                                                                                                                                          | Decision Date | Decision | Determining Authority                         |
| 8440/2025/BCN                          | 1Room Living Pty Ltd                            | 32 Canning Street, North Ipswich          | Residential Services Building - 1Room Living Pty Ltd                                                                                                                                                                                                                                                                                 | 10/10/2025    | Approved | Building Regulatory Officer                   |
| 11255/2025/BORIST                      | The Certifier Pty Ltd                           | 4/13 John Staines Crescent, North Ipswich | Building over or near a stormwater drain - Retaining wall                                                                                                                                                                                                                                                                            | 16/10/2025    | Approved | Engineering Delivery West Manager             |
| 7639/2025/BR                           | O'Brien Building Consultants Pty Ltd            | 21 Bernadette Crescent, Rosewood          | Amenity and Aesthetics - Carport<br>Siting Variation - Carport                                                                                                                                                                                                                                                                       | 21/10/2025    | Approved | Building Regulatory Officer                   |
| 7895/2025/BR                           | Stockman Sheds                                  | 29A Holt Street, Brassall                 | Amenity and Aesthetics and Siting Variation - Shed                                                                                                                                                                                                                                                                                   | 09/10/2025    | Approved | Building Regulatory Officer                   |
| 9689/2025/BR                           | RHM Building Innovations                        | 90 John Street, Rosewood                  | Siting variation - Shed                                                                                                                                                                                                                                                                                                              | 07/10/2025    | Approved | Building Regulatory Officer                   |
| 10318/2025/BR                          | Stockman Sheds                                  | 9 Besgrove Place, Haigslea                | Amenity and aesthetics - Shed<br>Siting variation - Shed                                                                                                                                                                                                                                                                             | 25/09/2025    | Approved | Building Regulatory Officer                   |
| 10424/2025/BR                          | Mrs Keryl-Anne Studley                          | 13 Turnbull Road, Thagoona                | Amenity and aesthetics - Shed and Awning                                                                                                                                                                                                                                                                                             | 25/09/2025    | Approved | Building Regulatory Officer                   |
| 10616/2025/BR                          | Mr Brock Andrew Saunders                        | 53 Waterlilly Drive, Karalee              | Amenity and aesthetics - Shed                                                                                                                                                                                                                                                                                                        | 30/09/2025    | Approved | Building Regulatory Officer                   |
| 10867/2025/BR                          | Mr Babasaheb Sitaram Ghogare                    | 1-3 Tulip Street, Yamanto                 | Siting variation - Secondary Dwelling                                                                                                                                                                                                                                                                                                | 29/10/2025    | Approved | Building Regulatory Officer                   |
| 10876/2025/BR                          | O'Brien Building Consultants Pty Ltd            | 2 Paroo Place, Karalee                    | Amenity & Aesthetics - Shed                                                                                                                                                                                                                                                                                                          | 14/10/2025    | Approved | Building Regulatory Officer                   |
| 10934/2025/BR                          | Just Sheds                                      | 10 Hardcastle Court, Haigslea             | Siting variation - Shed                                                                                                                                                                                                                                                                                                              | 09/10/2025    | Approved | Building Regulatory Officer                   |
| 10941/2025/BR                          | O'Brien Building Consultants Pty Ltd            | 20 Olbern Crescent, Yamanto               | Siting variation - Carport                                                                                                                                                                                                                                                                                                           | 28/10/2025    | Approved | Building Regulatory Officer                   |
| 10942/2025/BR                          | Stockman Sheds                                  | 9 Habitat Place, Karalee                  | Amenity and aesthetics - Shed                                                                                                                                                                                                                                                                                                        | 15/10/2025    | Approved | Building Regulatory Officer                   |
| 11147/2025/BR                          | Construct 81                                    | 28 Pine Mountain Road, North Ipswich      | Siting Variation - Shed/Garage                                                                                                                                                                                                                                                                                                       | 17/10/2025    | Approved | Building Regulatory Officer                   |
| 11517/2025/BR                          | Mrs Jodie Lee Ford                              | 99 Stokes Road, Pine Mountain             | Amenity and Aesthetics - Retaining Wall                                                                                                                                                                                                                                                                                              | 15/10/2025    | Approved | Building Regulatory Officer                   |
| 11592/2025/BR                          | Construct 81                                    | 40 Farrell Drive, Walloon                 | Siting variation - Carport                                                                                                                                                                                                                                                                                                           | 29/10/2025    | Approved | Building Regulatory Officer                   |
| 11688/2025/BR                          | Mr Jacob Hart                                   | 26 Matthew Street, Rosewood               | Amenity and Aesthetics - Reinstatement of a Dwelling                                                                                                                                                                                                                                                                                 | 28/10/2025    | Approved | Building Regulatory Officer                   |
| 11655/2025/BR                          | Mr Jacob Hart                                   | 11 Railway Street, Rosewood               | Amenity and Aesthetics - Removal of a Building                                                                                                                                                                                                                                                                                       | 28/10/2025    | Approved | Building Regulatory Officer                   |
| 11852/2025/BR                          | Buildcert Pty Ltd                               | 13 Boughen Court, Haigslea                | Roofed Deck and Swimming Pool                                                                                                                                                                                                                                                                                                        | 30/10/2025    | Approved | Building Regulatory Officer                   |
| 11925/2025/BR                          | WMA Demolition                                  | 43 The Terrace, North Ipswich             | Amenity and Aesthetics - Demolition of a Grandstand and Amenities                                                                                                                                                                                                                                                                    | 24/10/2025    | Approved | Building Regulatory Officer                   |
| 2196/2025/BW                           | Mrs Ann Louise Mars and Mr Richard Michael Mars | 22 Delacy Street, North Ipswich           | Plunge Pool and Pool Barrier                                                                                                                                                                                                                                                                                                         | 17/10/2025    | Approved | Building Certifier                            |
| 7103/2025/BW                           | Mrs Jodie Lee Ford                              | 99 Stokes Road, Pine Mountain             | Sandstone Retaining Wall                                                                                                                                                                                                                                                                                                             | 15/10/2025    | Approved | Building Certifier                            |
| 8354/2025/BW                           | Mr Alexandros Platon Zapantis                   | 21 Krystyna Court, Karalee                | Construction of a wooden deck and gazebo                                                                                                                                                                                                                                                                                             | 09/10/2025    | Approved | Building Certifier                            |
| 10623/2025/BW                          | Mr Brock Andrew Saunders                        | 53 Waterlilly Drive, Karalee              | Shed                                                                                                                                                                                                                                                                                                                                 | 28/10/2025    | Approved | Building Certifier                            |
| 13236/2024/CA                          | Petrie Projects Pty Ltd                         | 548 Karrabin Rosewood Road, Walloon       | Reconfiguring a Lot - one (1) lot into two (2) lots<br>Material Change of Use - Community Use (Child Care Centre)                                                                                                                                                                                                                    | 14/10/2025    | Approved | Development Assessment Central Manager        |
| 5356/2025/CA                           | Baird & Hayes Surveyors And Town Planners       | 60 Caledonian Road, Thagoona              | Reconfiguring a Lot - One (1) Lot into Two (2) Lots<br>Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining)                                                                                                                                                                            | 03/10/2025    | Approved | Senior Planner (Development)                  |
| 12240/2025/EXC                         | Narellan Pools Toowoomba                        | 1194 Karrabin Rosewood Road, Rosewood     | Exemption Certificate                                                                                                                                                                                                                                                                                                                | 29/10/2025    | Approved | Development Planning Services Manager         |
| 5207/2018/MAMC/C                       | Feng Developments Pty Ltd                       | 15 Enterprise Close, Chuwar               | Minor Change - Material Change of Use - Community Use (Child Care Centre), Recreation Use - Indoor Recreation (Gym and Swim School) and Business Use (Cafe and Medical Centres); Operational Works - Advertising Device (Pylon Sign); Reconfiguring a Lot - One (1) Lot into Four (4) Lots with Common Property and Access Easements | 26/09/2025    | Approved | Development Assessment East Manager           |
| 1025/2006/MAMC/A                       | McDonald's Australia Ltd                        | 512 Warwick Road, Yamanto                 | Minor Change - Extension to Existing Business Use                                                                                                                                                                                                                                                                                    | 01/10/2025    | Approved | Development Assessment West Manager           |
| 3484/2024/MAMC/A                       | Vimgram Pty Ltd                                 | 126 Taylors Road, Walloon                 | Minor Change - Reconfiguring a Lot (three (3) lots into 66 lots, plus new road)<br>Material Change of Use – Plan of Development (64 Single Residential Dwellings)                                                                                                                                                                    | 27/10/2025    | Approved | Development Assessment Central Manager        |
| 6309/2022/MAMC/A                       | ID Walloon Developments Pty Ltd                 | 246 Taylors Road, Walloon                 | Minor Change - Reconfiguring a Lot - Three (3) Lots into 831 residential lots, one (1) booster site, Local Parks, Linear Park and new roads<br><br>Material Change of Use - Plan of Development (Single Residential - 831 Dwellings)                                                                                                 | 25/09/2025    | Approved | Acting Development Assessment Central Manager |



| DIVISION 4                             |                                                                                                     |                                  |                                                                                                                                                                  |               |          |                                               |
|----------------------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|-----------------------------------------------|
| Delegated Authority: 106 Application/s |                                                                                                     |                                  |                                                                                                                                                                  |               |          |                                               |
| Application No.                        | Applicant                                                                                           | Address                          | Description                                                                                                                                                      | Decision Date | Decision | Determining Authority                         |
| 11995/2023/MAMC/A                      | Baird & Hayes Surveyors And Town Planners                                                           | 45 Bayley Road, Blacksoil        | Minor Change - Reconfiguring a Lot - One (1) Lot into two (2) lots                                                                                               | 01/10/2025    | Approved | Acting Development Assessment Central Manager |
| 10432/2022/MAMC/A                      | The Corporation Of T'Tees Of The Roman Catholic and Corp Trustees Of Roman Catholic Archdiocese (Br | 12 Matthew Street, Rosewood      | Minor Change - Carrying out Building Work not associated with a Material Change of Use - Relocation of Existing Church, Hall, Presbytery and Garage              | 09/10/2025    | Approved | Development Assessment West Manager           |
| 10894/2024/MCU                         | Adam Mason Homes Pty Ltd                                                                            | 7 Churchill Street, Churchill    | Material Change of Use - Dual Occupancy                                                                                                                          | 20/10/2025    | Approved | Senior Planner (Development)                  |
| 837/2025/MCU                           | Zurvas Earthmoving Pty Ltd                                                                          | 136 Chalk Street, Wulkuraka      | Material Change of Use – Extension to General Industry (Storage and Truck Depot) and Service/Trades Use (Builders/Contractors Depot, Repair Station and Storage) | 30/09/2025    | Approved | Development Assessment West Manager           |
| 11063/2025/MCU                         | Mr Kristian Ashley Sprenger                                                                         | 34-146 Missigs Road, Haigslea    | Material Change of Use - Dwelling House in the Rural Zone                                                                                                        | 21/10/2025    | Approved | Development Compliance Manager                |
| 8755/2025/OD                           | Ms Ashleigh Lauren Donnelly and Mr Michael Arthur Dilkes                                            | 46 Pearse Drive, Brassall        | Building Work assessable against the planning scheme - Shed affected by the Flood Risk and Overland Flow Overlay                                                 | 14/10/2025    | Approved | Development Assessment Central Manager        |
| 9436/2025/OD                           | Project BA                                                                                          | 13 Parkdale Court, Chuwar        | Building Work assessable against the planning scheme - Storage Shed affected by the Difficult Topography and Landslide Overlay                                   | 10/10/2025    | Approved | Development Assessment East Manager           |
| 9638/2025/OD                           | Mr Lindsay James Marsh                                                                              | 87 Chestnut Drive, Pine Mountain | Building Work assessable against the planning scheme - Shed affected by the Difficult Topography and Landslide Overlay and Biodiversity Overlay                  | 30/10/2025    | Approved | Development Assessment Central Manager        |
| 10985/2025/OD                          | Mr Mark Graham Delahunty                                                                            | 7 Forest-Oak Court, Chuwar       | Building Work assessable against the planning scheme - Shed affected by the Difficult Topography and Landslide Overlay                                           | 01/10/2025    | Approved | Development Assessment East Manager           |
| 11529/2025/OD                          | Clear Conscience Certification Pty Ltd                                                              | 1 Madden Lane, Rosewood          | Building Work assessable against the planning scheme - Carport affected by the Flood and Overland Flow Path Overlays                                             | 20/10/2025    | Approved | Development Assessment West Manager           |
| 7097/2025/OW                           | JG Walloon Development Pty Ltd and MB Walloon Development Pty Ltd and Title Capital Licence Co. Pt  | 7001 Parkland Drive, Walloon     | Dawn, Stage 8 - Rate 3 Streetlighting                                                                                                                            | 07/10/2025    | Approved | Engineering Delivery West Manager             |
| 7299/2025/OW                           | Mrs Jodie Lee Ford                                                                                  | 99 Stokes Road, Pine Mountain    | Operational Works - Earthworks                                                                                                                                   | 01/10/2025    | Approved | Engineering Delivery West Manager             |
| 8279/2025/OW                           | Bornhorst & Ward Pty Ltd                                                                            | 1 Henry Street, Brassall         | Road Work, Drainage Work, Stormwater, Earthworks, Signage                                                                                                        | 08/10/2025    | Approved | Engineering Delivery West Manager             |
| 8422/2025/OW                           | ID Walloon Pty Ltd                                                                                  | 33-135 Caledonian Road, Walloon  | Operational Works - Rate 3 Streetlighting - Dawn Estate - Stage 9                                                                                                | 07/10/2025    | Approved | Engineering Delivery West Manager             |
| 9120/2025/OW                           | Mrs Gail Mahoney                                                                                    | 55 Pouincradda Street, Blacksoil | Approval of Existing Multiple Driveways                                                                                                                          | 20/10/2025    | Approved | Engineering Delivery West Manager             |
| 9540/2025/OW                           | ID Walloon Developments Pty Ltd                                                                     | 33-135 Caledonian Road, Walloon  | Operational Works - Rate 3 Streetlighting - Dawn Estate - Stage 11                                                                                               | 29/10/2025    | Approved | Engineering Delivery West Manager             |
| 9542/2025/OW                           | ID Walloon Developments Pty Ltd                                                                     | 33-135 Caledonian Road, Walloon  | Operational Works - Rate 3 Streetlighting - Dawn Estate - Stage 10                                                                                               | 29/10/2025    | Approved | Engineering Delivery West Manager             |
| 10437/2025/OW                          | 4Wards Moving Forward Pty Ltd                                                                       | 63-65 Gascoyne Drive, Karalee    | Operational Works - Driveway                                                                                                                                     | 13/10/2025    | Approved | Engineering Delivery East Manager             |
| 10469/2025/OW                          | Ms Trudi Anne Simmonds and Mr Cory James Riches-Causley                                             | 26 Banjo Drive, Walloon          | Operational Works - Driveway                                                                                                                                     | 28/10/2025    | Approved | Engineering Delivery West Manager             |
| 9854/2025/PFT                          | Metricon Homes Pty Ltd                                                                              | 10 Bingham Street, Walloon       | Single Dwelling                                                                                                                                                  | 01/10/2025    | Approved | Plumbing Inspector                            |
| 10779/2025/PFT                         | Ingenious Homes                                                                                     | 26 Wickham Way, Walloon          | Single Dwelling                                                                                                                                                  | 25/09/2025    | Approved | Plumbing Inspector                            |
| 10773/2025/PFT                         | Ingenious Homes                                                                                     | 28 Wickham Way, Walloon          | Single Dwelling                                                                                                                                                  | 25/09/2025    | Approved | Plumbing Inspector                            |
| 10841/2025/PFT                         | Checkpoint Building Surveyors                                                                       | 37 Wickham Way, Walloon          | Single Dwelling                                                                                                                                                  | 26/09/2025    | Approved | Plumbing Inspector                            |
| 10819/2025/PFT                         | Checkpoint Building Surveyors                                                                       | 13 Wickham Way, Walloon          | Single Dwelling                                                                                                                                                  | 26/09/2025    | Approved | Plumbing Inspector                            |
| 10814/2025/PFT                         | Checkpoint Building Surveyors                                                                       | 5 Wickham Way, Walloon           | Single Dwelling                                                                                                                                                  | 26/09/2025    | Approved | Plumbing Inspector                            |
| 10836/2025/PFT                         | Checkpoint Building Surveyors                                                                       | 8 Wickham Way, Walloon           | Single Dwelling                                                                                                                                                  | 26/09/2025    | Approved | Plumbing Inspector                            |
| 10833/2025/PFT                         | Checkpoint Building Surveyors                                                                       | 10 Wickham Way, Walloon          | Single Dwelling                                                                                                                                                  | 26/09/2025    | Approved | Plumbing Inspector                            |
| 10928/2025/PFT                         | Brighton Homes Queensland                                                                           | 4 Bingham Street, Walloon        | Single Dwelling                                                                                                                                                  | 29/09/2025    | Approved | Plumbing Inspector                            |
| 10990/2025/PFT                         | Checkpoint Building Surveyors                                                                       | 17 Wickham Way, Walloon          | Single Dwelling                                                                                                                                                  | 30/09/2025    | Approved | Plumbing Inspector                            |
| 11068/2025/PFT                         | Brighton Homes Queensland                                                                           | 6 Bingham Street, Walloon        | Single Dwelling                                                                                                                                                  | 01/10/2025    | Approved | Plumbing Inspector                            |
| 11106/2025/PFT                         | Fortitude Homes                                                                                     | 41 Wickham Way, Walloon          | Single Dwelling                                                                                                                                                  | 01/10/2025    | Approved | Plumbing Inspector                            |
| 11247/2025/PFT                         | Australian Building Company Qld Pty Ltd                                                             | 7 Wickham Way, Walloon           | Single Dwelling                                                                                                                                                  | 08/10/2025    | Approved | Plumbing Inspector                            |
| 11394/2025/PFT                         | Metricon Homes Pty Ltd                                                                              | 14 Wickham Way, Walloon          | Single Dwelling                                                                                                                                                  | 10/10/2025    | Approved | Plumbing Inspector                            |
| 11475/2025/PFT                         | Platinum Building Approvals Pty Ltd                                                                 | 44A Windle Road, Brassall        | Single Dwelling                                                                                                                                                  | 17/10/2025    | Approved | Plumbing Inspector                            |
| 11492/2025/PFT                         | Avia Homes Australia Pty Ltd                                                                        | 2 Wickham Way, Walloon           | Single Dwelling                                                                                                                                                  | 13/10/2025    | Approved | Plumbing Inspector                            |

| DIVISION 4                                                                                 |                                           |                                       |                                                                                          |               |                  |                                            |
|--------------------------------------------------------------------------------------------|-------------------------------------------|---------------------------------------|------------------------------------------------------------------------------------------|---------------|------------------|--------------------------------------------|
| Delegated Authority: 106 Application/s                                                     |                                           |                                       |                                                                                          |               |                  |                                            |
| Application No.                                                                            | Applicant                                 | Address                               | Description                                                                              | Decision Date | Decision         | Determining Authority                      |
| 11726/2025/PFT                                                                             | Australian Building Company Qld Pty Ltd   | 25 Wickham Way, Walloon               | Single Dwelling                                                                          | 17/10/2025    | Approved         | Plumbing Inspector                         |
| 11707/2025/PFT                                                                             | Karston Homes Pty Ltd                     | 23 Wickham Way, Walloon               | Single Dwelling                                                                          | 17/10/2025    | Approved         | Plumbing Inspector                         |
| 11715/2025/PFT                                                                             | Karston Homes Pty Ltd                     | 21 Wickham Way, Walloon               | Single Dwelling                                                                          | 17/10/2025    | Approved         | Plumbing Inspector                         |
| 11789/2025/PFT                                                                             | Torsion Homes Pty Ltd                     | 35 Wickham Way, Walloon               | Single Dwelling                                                                          | 20/10/2025    | Approved         | Plumbing Inspector                         |
| 11783/2025/PFT                                                                             | Torsion Homes Pty Ltd                     | 29 Wickham Way, Walloon               | Single Dwelling                                                                          | 20/10/2025    | Approved         | Plumbing Inspector                         |
| 11861/2025/PFT                                                                             | Karston Homes                             | 15 Wickham Way, Walloon               | Single Dwelling                                                                          | 21/10/2025    | Approved         | Plumbing Inspector                         |
| 11873/2025/PFT                                                                             | Torsion Homes Pty Ltd                     | 18 Wickham Way, Walloon               | Single Dwelling                                                                          | 22/10/2025    | Approved         | Plumbing Inspector                         |
| 12122/2025/PFT                                                                             | Fortitude Homes                           | 4 Wickham Way, Walloon                | Single Dwelling                                                                          | 28/10/2025    | Approved         | Plumbing Inspector                         |
| 12262/2025/PFT                                                                             | Creation Homes (QLD) Pty Ltd              | 20 Wickham Way, Walloon               | Single Dwelling                                                                          | 29/10/2025    | Approved         | Plumbing Inspector                         |
| 11706/2025/PPC                                                                             | Russell Jones Hydraulic Services Pty Ltd  | 59 Lobb Street, Churchill             | Truck Wash Down Area                                                                     | 22/10/2025    | Approved         | Plumbing Inspector                         |
| 12035/2025/PPC                                                                             | Building Services Integration             | 11 Railway Street, Rosewood           | St Brigid’s Rosewood New Admin and Prep GLA building                                     | 30/10/2025    | Approved         | Plumbing Inspector                         |
| 12086/2025/PPC                                                                             | Aqualogical Pty Ltd                       | 406 Warwick Road, Yamanto             | Proposed Alterations & Additions (Falvey's Hotel)                                        | 29/10/2025    | Approved         | Plumbing Inspector                         |
| 9225/2025/PPR                                                                              | Brighton Homes Queensland                 | 57 Waterlilly Drive, Karalee          | Non Sewered Single Dwelling - On-site                                                    | 03/10/2025    | Approved         | Plumbing Inspector                         |
| 9432/2025/PPR                                                                              | Lateral Certification Group (Qld) Pty Ltd | 61 Allawah Road, Chuwar               | Non Sewered Single Dwelling                                                              | 20/10/2025    | Approved         | Plumbing Inspector                         |
| 9598/2025/PPR                                                                              | Desire Homes Pty Ltd                      | 54 Elanora Way, Karalee               | Non-Sewered Single Dwelling and Secondary Dwelling                                       | 30/09/2025    | Approved         | Plumbing Inspector                         |
| 10307/2025/PPR                                                                             | Stroud Homes Brisbane West                | 117 Velvet Street, Pine Mountain      | Non-Sewered Secondary Dwelling                                                           | 22/10/2025    | Approved         | Plumbing Inspector                         |
| 10486/2025/PPR                                                                             | Plantation Homes                          | 53 Waterlilly Drive, Karalee          | Non-Sewered Single Dwelling                                                              | 03/10/2025    | Approved         | Plumbing Inspector                         |
| 10728/2025/PPR                                                                             | Stroud Homes Brisbane West                | 60 Caffery Drive, Haigslea            | Non-Sewered Single Dwelling                                                              | 29/10/2025    | Approved         | Plumbing Inspector                         |
| 10827/2025/PPR                                                                             | Coral Homes QLD Pty Ltd                   | 58 Waterlilly Drive, Karalee          | Non - Sewered Single Dwelling                                                            | 03/10/2025    | Approved         | Plumbing Inspector                         |
| 10943/2025/PPR                                                                             | J & P Plumbing Solutions                  | 216 Lansdowne Way, Chuwar             | On-Site Sewerage Facility Upgrade                                                        | 07/10/2025    | Approved         | Plumbing Inspector                         |
| 10946/2025/PPR                                                                             | Mr David John Casey                       | 20 Katherine Court, Karalee           | Non-Sewered Secondary Dwelling & Relocation of existing LAA                              | 23/10/2025    | Approved         | Plumbing Inspector                         |
| 11050/2025/PPR                                                                             | Mackie Construction Consultants           | 41 Waterlilly Drive, Karalee          | Non-Sewered Single Dwelling                                                              | 09/10/2025    | Approved         | Plumbing Inspector                         |
| 11229/2025/PPR                                                                             | Taylor Environmental                      | 288 Pine Mountain Road, Muirlea       | On-Site Sewerage Facility Upgrade                                                        | 16/10/2025    | Approved         | Plumbing Inspector                         |
| 11357/2025/PPR                                                                             | Laminar Plumbing                          | 106 Lyndon Way, Karalee               | On-Site Sewerage Facility Upgrade                                                        | 16/10/2025    | Approved         | Plumbing Inspector                         |
| 11352/2025/PPR                                                                             | Hallmark Homes Pty Ltd                    | 61 Waterlilly Drive, Karalee          | Non-Sewered Single Dwelling                                                              | 17/10/2025    | Approved         | Plumbing Inspector                         |
| 11402/2025/PPR                                                                             | TJB Building Certifiers Pty Ltd           | 27 Thornton Road, Chuwar              | Non-Sewered Single Dwelling                                                              | 16/10/2025    | Approved         | Plumbing Inspector                         |
| 11452/2025/PPR                                                                             | DRHomes Pty Ltd                           | 56 Waterlilly Drive, Karalee          | Non-Sewered Single Dwelling - On-site                                                    | 22/10/2025    | Approved         | Plumbing Inspector                         |
| 11466/2025/PPR                                                                             | Bold Properties                           | 96 Riverpark Drive, Karalee           | Non-Sewered Single Dwelling - On-site                                                    | 21/10/2025    | Approved         | Plumbing Inspector                         |
| 11499/2025/PPR                                                                             | Parallel Plumbing & Gas                   | 6-8 Voyager Drive, Karalee            | On-Site Sewerage Facility Upgrade                                                        | 27/10/2025    | Approved         | Plumbing Inspector                         |
| 11683/2025/PPR                                                                             | Mr Peter Gregory Schulze                  | 19 Bleakley Close, Haigslea           | Non-Sewered Single Dwelling                                                              | 27/10/2025    | Approved         | Plumbing Inspector                         |
| 11692/2025/PPR                                                                             | Coral Homes QLD Pty Ltd                   | 37 Waterlilly Drive, Karalee          | Non-Sewered Single Dwelling                                                              | 22/10/2025    | Approved         | Plumbing Inspector                         |
| 11730/2025/PPR                                                                             | Queensland Wastewater Pty Ltd             | 9 Torrens Street, Karalee             | On-Site Sewerage Facility Upgrade                                                        | 27/10/2025    | Approved         | Plumbing Inspector                         |
| 11712/2025/PPR                                                                             | Active Building Approvals Pty Ltd         | 17 Calder Court, Brassall             | Secondary Dwelling                                                                       | 20/10/2025    | Approved         | Plumbing Inspector                         |
| 12867/2023/RAL                                                                             | Ms Lien Bach Ngo Tran                     | 23 Currey Street, Brassall            | Reconfiguring a Lot - One (1) Lot into Three (3) Lots*                                   | 30/10/2025    | Partial Approval | Development Assessment Central Manager     |
| *Note: the approved development is for Reconfiguring a Lot – One (1) Lot into Two (2) Lots |                                           |                                       |                                                                                          |               |                  |                                            |
| 6066/2025/RAL                                                                              | Baird & Hayes Surveyors And Town Planners | 26 Coal Road, Chuwar                  | Reconfiguring a Lot - Boundary Realignment (Three (3) Lots into Three (3) Lots)          | 13/10/2025    | Approved         | Acting Development Assessment East Manager |
| 6947/2025/RAL                                                                              | Mr Euleen Llic                            | 615-617 Junction Road, Barellan Point | Reconfiguring a Lot - One (1) Lot into Two (2) Lots.                                     | 07/10/2025    | Approved         | Development Assessment East Manager        |
| 8718/2025/RAL                                                                              | McDonald's Australia Limited              | 512 Warwick Road, Yamanto             | Reconfiguring a Lot - subdivision by agreement (lease area) and new easement             | 26/09/2025    | Approved         | Development Assessment West Manager        |
| 7629/2025/SPSR                                                                             | Ms Robyn Joy Lawrence and Mr Stephen Pye  | 56 Blackwall Road, Chuwar             | Superseded Planning Scheme Request - Reconfiguring a Lot - One (1) lot into two (2) lots | 08/10/2025    | Approved         | Development Assessment East Manager        |
| 671/2024/SSP/A                                                                             | Orion Spatial Solutions                   | 35 William Street, Marburg            | Lots 1-24 & 900 on SP347531                                                              | 27/10/2025    | Approved         | Senior Development Compliance Officer      |
| 5299/2014/SSP/A                                                                            | ONF Surveyors                             | 22 Pommer Street, Brassall            | Lots 1 - 5 and 900 on SP353043                                                           | 30/10/2025    | Approved         | Senior Development Compliance Officer      |





Doc ID No: A12181617

ITEM: 7

SUBJECT: PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 30 OCTOBER 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                                                                                                                                                                                            |
| <b>RECEIVE AND NOTE REPORT</b>                                                                                                                                                                                  |
| The recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights. |

## **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

|    |                                                                                                                                                                                                                                |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Planning and Environment Court Action Status Report   |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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 30 October 2025)

**DIVISION 3**

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

|                        |                                                                                                                                                                                                                                                                                                                                         |                     |                  |                       |             |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------|-----------------------|-------------|
| <b>Register No:</b>    | 225                                                                                                                                                                                                                                                                                                                                     | <b>Appeal Type:</b> | Applicant Appeal | <b>Appeal No:</b>     | 549 of 2025 |
| <b>Application No:</b> | 351/2005/MAOC/A                                                                                                                                                                                                                                                                                                                         |                     |                  | <b>Received Date:</b> | 4/3/2025    |
| <b>Property:</b>       | 70 Old Ipswich Road RIVERVIEW QLD 4303                                                                                                                                                                                                                                                                                                  |                     |                  |                       |             |
| <b>Applicant:</b>      | Riverview Estate Pty Ltd                                                                                                                                                                                                                                                                                                                |                     |                  |                       |             |
| <b>Appeal Summary:</b> | 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. |                     |                  |                       |             |
| <b>Status:</b>         | Without prejudice discussions ongoing. Listed for review 7 November 2025.                                                                                                                                                                                                                                                               |                     |                  |                       |             |

**DIVISION 4**

**DIVISION 4**

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

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |                  |                       |           |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------|-----------------------|-----------|
| <b>Register No:</b>    | 218                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Appeal Type:</b> | Submitter Appeal | <b>Appeal No:</b>     | 1406/24   |
| <b>Application No:</b> | 1671/2023/MCU                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |                  | <b>Received Date:</b> | 27/5/2024 |
| <b>Property:</b>       | 20 Saleyards Road YAMANTO QLD 4305                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |                  |                       |           |
| <b>Applicant:</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |                  |                       |           |
| <b>Appeal Summary:</b> | <p>This is a submitter appeal against Council's decision to part approve and part refuse an application for a Material Change of Use - Business Use (Bulky Goods Sales and Shop). For clarity, Council approved the 'Bulky Goods Sales' component and refused the 'Shop' component. The primary grounds for Kelly Consolidated Pty Ltd lodging the appeal against Council's decision are as follows:</p> <ul style="list-style-type: none"> <li>(a) the proposed development does not comply with the relevant assessment benchmarks: <ul style="list-style-type: none"> <li>(i). the proposed development is not a land use which enjoys the explicit support of the planning scheme on the Land;</li> <li>(ii).the proposed development the subject of the DA is not of a type or scale appropriate for the prevailing nature of the area and the particular circumstances of the sites and its surrounds having regard to the Kelly Approval and the undeveloped land located within the Yamanto Major Centre zone;</li> <li>(iii)the proposed development will not support the intended business functions of the Yamanto Major Centre because it will limit the opportunities to develop the centre in accordance with the Kelly Approval, and will otherwise compromise and jeopardise the realisation of the Kelly Approval in a way which is inconsistent with the aspirations for the Yamanto Major Centre, particularly having regard to the function of the primary and secondary sub areas of the Major Centre Zone;</li> <li>(iv). the proposed development does not cater to the needs of the local community because there is no need for the proposed development;</li> <li>(v). there is no need for the proposed development the subject of the Development Application; and</li> <li>(vi). as a matter of design, the proposed development is not capable of functioning in a way consistent with the land use for which approval is sought because it does not provide direct vehicular access for each tenancy;</li> <li>(vii). which results in non-compliance with the following assessment benchmarks in the Planning Scheme: <ul style="list-style-type: none"> <li>A. s 4.3.3(1)(a)(ii) and (iii);</li> <li>B. s 4.11.2(2)(b),(c) and (e);</li> <li>C. s 4.11.4(6)(g)(i) and (ii)</li> </ul> </li> </ul> </li> <li>(b) the identified non-compliances and the consequences of those non-compliances with the relevant assessment benchmarks cannot be remedied by the imposition of lawful development conditions.</li> <li>(c) the consequences of the identified non-compliances with the relevant assessment benchmarks are of such a weight as to require the refusal of the development application because: <ul style="list-style-type: none"> <li>(i). the proposed development cuts across the centres' hierarchy identified in the Planning Scheme;</li> <li>(ii). approval of the Development Application is contrary to good planning practice; and</li> <li>(iii). if delivered, the proposed development will result in detriment to the local community given it cuts across the intentions of the Planning Scheme;</li> </ul> </li> <li>(d) there are no relevant matters of decisive weight, either individually or collectively, which would support approval of the Development Application.</li> </ul> |                     |                  |                       |           |
| <b>Status:</b>         | Allocated for hearing, for five days in February 2026. Listed for review/call-over in December 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |                  |                       |           |