



City of
Ipswich

**IPSWICH
CITY
COUNCIL**

AGENDA

of the

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE

**Held in the Council Chambers
8th floor – 1 Nicholas Street
IPSWICH QLD 4305**

**On Thursday, 8 July 2021
At 9.00 am**

<u>MEMBERS OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE</u>	
Mayor Teresa Harding (Chairperson) Councillor Paul Tully (Deputy Chairperson)	Councillor Sheila Ireland Councillor Jacob Madsen Councillor Marnie Doyle Councillor Andrew Fechner Councillor Kate Kunzelmann Councillor Russell Milligan Deputy Mayor Nicole Jonic

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE AGENDA

9.00 am on Thursday, 8 July 2021

Council Chambers

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GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 6

8 JULY 2021

AGENDA

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

BUSINESS OUTSTANDING

CONFIRMATION OF MINUTES

1. **CONFIRMATION OF MINUTES OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2021(05) OF 10 JUNE 2021**

RECOMMENDATION

That the minutes of the Growth, Infrastructure and Waste Committee No. 2021(05) held on 10 June 2021 be confirmed.

OFFICERS' REPORTS

2. ****PROCUREMENT: WHITWOOD ROAD NORTH CLOSED LANDFILL FINAL CAPPING**

This is a report concerning the recommendation to award Tender 16352 Whitwood Road North Closed Landfill Final Capping for an estimated two million, nine hundred and seven thousand, six hundred and twelve dollars and eight cents (\$2,907,612.08) excluding GST.

After an open market request for tender process, an evaluation panel has recommended one supplier for the final capping of Whitwood road landfill as set out in Recommendation B below. The recommendation provides Council with a company who are located in an Adjacent Local Government Business. The recommendations have been determined by the evaluation panel to offer Council the best value for money.

RECOMMENDATION

- A. That in accordance with s226 of the *Local Government Regulation 2012*, Council establish a Large-sized contractual arrangement for the final capping of Whitwood Road North landfill.
- B. That Council enter into a contract with DECC Environmental Pty Ltd for the final capping of Whitwood Road North landfill for the sum of two million, nine hundred

and seven thousand, six hundred and twelve dollars and eight cents (\$2,907,612.08) excluding GST.

- C. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the contract to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.

3. ****PROCUREMENT - CONTRACT FOR CARD FUEL AND ASSOCIATED SERVICES**

The purpose of the report is to confirm the continuing use of current contract arrangements for Fuel Cards for Council's Vehicle Fleet. Ampol Australia Petroleum Pty Ltd have supplied the Fuel Card to Ipswich City Council for several years under a State Government Standing Order Arrangement (SOA) 370. Contract documents were received on 18 June 2021 from Council's current supplier - Ampol Australia Petroleum Pty Ltd. Due to the value of the contract, Council Resolution is required for execution of the agreement, with July's Growth, Infrastructure and Waste Committee the first reasonable date.

This report recommends that Council approve a renewal of the agreement with Ampol Australia Petroleum Pty Ltd pursuant to section 235(f) of the *Local Government Regulation 2012*, which operates as an exception to inviting quotes or written tenders for medium and large-sized contractual arrangements if the contract is made with, or under an arrangement with, a government agency. The State Government SOA qualifies under this exception.

RECOMMENDATION

- A. That Council resolve it is satisfied under section 235(f) of the *Local Government Regulation 2012* (regulation) that the exception under section 235(f) of the regulation applies and that Ampol Australia Petroleum Pty Ltd is the supplier reasonably available to Council to provide the Fuel Card supply agreement for fleet vehicles.
- B. That Council enter into a supply agreement with Ampol Australia Petroleum Pty Ltd for the provision of the Fuel Card sale and supply for a period of three (3) years, plus one (1) two (2) year extension option for the estimated sum of eleven million dollars (\$11,000,000) excluding GST over the contract period.
- C. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the agreement to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.

4. IED CAPITAL PORTFOLIO FINANCIAL PERFORMANCE REPORT - MAY 2021

This is a report concerning Infrastructure and Environment Department's (IED) capital portfolio financial performance for the period ending 31 May 2021.

RECOMMENDATION

That the monthly financial performance report on the Infrastructure and Environment Department's Capital Portfolio Budget for 2020-2021 be received and the contents noted.

5. DEVELOPMENT APPLICATION RECOMMENDATION - 5201/2021/RAL
RECONFIGURING A LOT - 11 & 27 NICHOLAS STREET, IPSWICH

This is a report concerning an application seeking approval for reconfiguring a lot, (two (2) lots into seven (7) lots) at 11 and 27 Nicholas Street, Ipswich.

The subject application requires determination by the Growth, Infrastructure and Waste Committee in accordance with the Framework for Development Applications and Related Activities Policy as the application has been made by Council and does not relate to the provision of standard local government infrastructure. Further, the application is considered a Sensitive Development Matter and has therefore been reviewed by an Independent Decision Review Panel.

The proposed development has been assessed with regard to the applicable assessment benchmarks. The proposed development generally complies with the assessment benchmarks or can be conditioned to comply as outlined in the attached Statement of Reasons.

RECOMMENDATION

That Council resolve to approve Development Application No. 5201/2021/RAL in part subject to conditions and attachments.

6. RE-ESTABLISHMENT OF HERITAGE AND MONUMENTS ADVISORY COMMITTEE

This is a report concerning the re-establishment of the Heritage and Monuments Advisory Committee with meetings to be held quarterly. It is proposed that the former member heritage organisations, Chair and Deputy Chair be reappointed to the new committee and that the term of the committee be no longer linked to the local government election cycle.

RECOMMENDATION

- A. That the Heritage and Monuments Advisory Committee be recommenced.

- B. That the Committee Chair be the Principal Officer (Urban Design and Heritage Conservation) and the Deputy Chair be the Team Co-ordinator (Cultural Heritage).
- C. That all Councillors be invited to each meeting.
- D. That the committee meetings be held on a quarterly basis.
- E. That the former members of heritage organisations be reappointed to the new committee.
- F. That the term of the committee be no longer linked to the Local Government election cycle.

7. PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

This is a report concerning a status update with respect to current Planning and Environment Court actions associated with development planning applications

RECOMMENDATION

That the report be received and the contents noted.

8. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 25 May 2021 to 18 July 2021.

RECOMMENDATION

That the report be received and the contents noted.

9. IPSWICH WASTE SERVICES CUSTOMER SATISFACTION SURVEY

This is a report concerning the results of Ipswich Waste Services (IWS) Customer Satisfaction Survey conducted in May 2021. The biennial survey is a key mechanism to gauge customer satisfaction performance against the targets set in the Operational Plan and recently adopted Resource Recovery Strategy.

RECOMMENDATION

That the report be received and the contents noted.

NOTICES OF MOTION

MATTERS ARISING

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2021(05)

10 JUNE 2021

MINUTES

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

COUNCILLOR'S APOLOGIES: Councillor Kate Kunzelmann

Councillor Jacob Madsen was not present at the commencement of the meeting.

OFFICERS' ATTENDANCE: Acting Chief Executive Officer (Sonia Cooper), General Manager Community, Cultural and Economic Development (Ben Pole), Manager, Community and Cultural Services (Don Stewart), Project Officer Major Projects and Advocacy (Clare Coburn), Coordinator Major Projects and Advocacy (Dan Heenan), General Manager Planning and Regulatory Services (Peter Tabulo), Manager City Design (Dannielle Owen), Waste and Circular Economy Transformation Manager (Brett Davey), Acting General Manager Coordination and Performance (Barbara Dart), Acting General Manager Corporate Services (Jeff Keech), Property Services Manager (Brett McGrath), Senior Property Officer Acquisitions and Disposals (Alicia Rieck), Senior Property Officer Tenure (Kerry Perrett), Procurement Manager (Richard White), Acting General Manager Infrastructure and Environment (Sean Madigan), Project Manager (Greg Thomas), Resource Recovery Manager (David McAlister), Manager Economic and Community Development (Cat Matson), Manager Development Planning (Anthony Bowles), Chief of Staff (Melissa Fitzgerald), Manager Infrastructure Strategy (Tony Dileo), Team Lead Transport and Traffic (Berto Santana) and Senior Policy and Communications Officer (David Shaw), Acting Media and Communications Manager (Jodie Richter), Theatre Technician (Harrison Cate)

00. LEAVE OF ABSENCE – COUNCILLOR KATE KUNZELMANN

Councillor Kate Kunzelmann requested a leave of absence from the Growth, Infrastructure and Waste Committee No. 2021(05) of 10 June 2021 due to her attendance at the Queensland Local Government Disaster Management Conference.

DECISION

Moved by Mayor Teresa Harding:

Seconded by Councillor Sheila Ireland:

That a Leave of Absence be granted for Councillor Kate Kunzelmann.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Doyle

Fechner

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

Councillor Jacob Madsen was not present for the vote on this matter.

Councillor Jacob Madsen arrived at the meeting at 9.04 am.

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

In accordance with section 150EW of the *Local Government Act 2009*, Mayor Teresa Harding informed the meeting that she reasonably believes Councillor Paul Tully has a declarable Conflict of Interest in Item 2 titled Appointment of Urban Utilities Board Members. Mayor Teresa Harding stated the nature of the interest is because of the discussion based on statements made by Councillor Paul Tully at the 27 May 2021 Ordinary Council meeting relating to Dr Bruce Leslie. Mayor Harding believes there is a declarable conflict between Councillor Paul Tully's personal interests and the public interest and that because of this conflict Councillor Tully's participation in a decision about the matter might lead to a decision that is contrary to the public interest. Mayor Harding's belief is founded on donations of \$6203 made by Dr Leslie to Councillor Tully's 2017 election campaign in July to August 2017.

The Chairperson sought clarification from Councillor Paul Tully as to whether he believes he has a declarable Conflict of Interest in Item 2 titled Appointment of Urban Utilities Board Members.

Councillor Paul Tully clarified that he believes that he does not have a declarable Conflict of Interest in the matter because the report does not make any reference to Dr Bruce Leslie. Councillor Paul Tully stated that he does not believe he has a conflict in a personal sense and that comments made previously were in relation to a person who hasn't been

appointed to the board. He further stated that he will accept the decision of the committee as to whether he can remain in the meeting, including by voting.

It was moved by Mayor Teresa Harding that Councillor Paul Tully does have a declarable conflict of interest in this matter as she believes the matter is a personal interest that may make the decision for Item 2 contrary to the public interest.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Harding	Ireland
	Madsen
	Doyle (abstain)
	Fechner
	Milligan
	Jonic

Councillor Paul Tully did not take part in the vote on this matter.

The motion was put and lost.

The other councillors present at the meeting stated that Councillor Paul Tully may participate in the meeting in relation to the matter, including by voting on the matter.

BUSINESS OUTSTANDING

Nil

CONFIRMATION OF MINUTES

1. **CONFIRMATION OF MINUTES OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2021(04) OF 13 MAY 2021**

DECISION

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

That the Minutes of the Meeting of the Growth, Infrastructure and Waste Committee No. 2021(04) of 13 May 2021 be confirmed.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Harding	Nil
Tully	
Ireland	
Madsen	
Doyle	
Fechner	

Milligan
Jonic

The motion was put and carried.

OFFICERS' REPORTS

2. APPOINTMENT OF URBAN UTILITIES BOARD MEMBERS

This is a report concerning the proposed reappointment of Julie-Anne Schafer and Kathy Hirschfeld and the appointment of Amanda Cooper and Lucia Cade to the Board of Urban Utilities.

"The attachment/s to this report are confidential in accordance with section 254J(3)(c), (g), (i) of the *Local Government Regulation 2012*."

Mayor Teresa Harding (Chairperson) moved all recommendations, being A to E, individually.

DECISION

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

- A. That Council endorse the reappointment of Julie-Anne Schafer as a Board member of Urban Utilities, effective 1 July 2021, for a term of three years.**

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Harding

Doyle (abstain)

Tully

Ireland

Madsen

Fechner

Milligan

Jonic

The motion was put and carried.

DECISION

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

- B. That Council endorse the reappointment of Kathy Hirschfeld as a Board member of Urban Utilities, effective 1 January 2022, for a term of three years and six months.**

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Fechner

Milligan

Jonic

NEGATIVE

Councillors:

Doyle (abstain)

The motion was put and carried.

DECISION

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

- C. That Council endorse the appointment of Amanda Cooper as a Board member of Urban Utilities, effective 1 July 2021, for a term of three years.**

AFFIRMATIVE

Councillors:

Harding

Fechner

Milligan

Jonic

NEGATIVE

Councillors:

Tully (abstain)

Ireland

Madsen (abstain)

Doyle (abstain)

The Chairperson (Mayor Harding) exercised her casting vote in deciding this matter.

The motion was put and carried.

DECISION

Moved by Mayor Teresa Harding:

Seconded by Councillor Andrew Fechner:

- D. That Council endorse the appointment of Lucia Cade as a Board member of Urban Utilities, effective 1 October 2021, for a term of three years and nine months.**

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Fechner

Milligan

Jonic

NEGATIVE

Councillors:

Doyle (abstain)

The motion was put and carried.

DECISION

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

- E. That the Chief Executive Officer be authorised to sign an Instrument of Appointment of Board Members to Urban Utilities and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.**

AFFIRMATIVE

Councillors:

Harding

Ireland

Madsen

Fechner

Milligan

Jonic

NEGATIVE

Councillors:

Tully (abstain)

Doyle (abstain)

The motion was put and carried.

SUBSEQUENT MOTION

Mayor Teresa Harding proposed the following subsequent motion:

That council write to Urban Utilities to discuss the next board appointments to include a suitably qualified Ipswich resident.

DECISION

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

That council write to Urban Utilities to discuss the next board appointments to include a suitably qualified Ipswich resident.

AFFIRMATIVE

Councillors:

Harding

Ireland

Doyle

Fechner

Milligan

Jonic

NEGATIVE

Councillors:

Tully (abstain)

Madsen (abstain)

The motion was put and carried.

3. NORTH IPSWICH SPORT AND ENTERTAINMENT PRECINCT BUSINESS CASES AND NATIONAL SPORTING EXPANSION INTO IPSWICH

The North Ipswich Sport and Entertainment Precinct is a rectangular stadium concept intended to contribute to the revitalisation of Ipswich Central through regular large-scale activations as well as addressing the lack of national-level sporting content within Ipswich. Council is supporting local proponents to progress bids to participate in national sporting expansion by addressing infrastructure gaps required to attract national sporting franchises.

This report:

- Provides an overview of the strategic business case and the options analysis for the North Ipswich Sport and Entertainment Precinct, in fulfilment of Resolutions B and C of Growth and Infrastructure Committee No. 2019(05) dated 14 May 2019 Council Decision.
- Summarise recent consultation with Brisbane Jets NRL bid and Western Pride A-League bid, including an outline of evolving national sporting bid processes as captured through the "Sporting Expansion Situational Review and Opportunities Analysis report".
- Summarise the sports event attraction opportunity as outlined in the "Sporting Expansion Situational Review and Opportunities Analysis" report.

"The attachment/s to this report are confidential in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*."

DECISION

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

- A. That council receive and note the contents of the:**
- **Strategic Business Case titled A Global Standard Sport and Entertainment Precinct in Ipswich.**
 - **Options Analysis for the North Ipswich Sport and Entertainment Precinct**
 - **Situational Review and Opportunities Analysis (Confidential report)**
- B. That council endorse further engagement with both NRL and A-League expansion proponents to respond to updated bid requirements in the short term and receive at a future date, a proposal for consideration.**
- C. That council endorse further engagement with both NRL and A-League into scope event attraction to Ipswich in the short term and receive at a future date, a proposal for consideration.**

AFFIRMATIVE

Councillors:

Harding
Tully
Ireland
Madsen
Doyle
Fechner
Milligan
Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

4. BLACKALL MONUMENT RELOCATION INVESTIGATIONS

This is a report concerning the potential relocation of the Blackall Monument currently situated on Denmark Hill to its original location in d'Arcy Doyle Place, Ipswich.

Moved by Councillor Marnie Doyle:

Seconded by Deputy Mayor Nicole Jonic:

- A. That the report be received and the contents noted.
- B. Recommendation A is compatible with human rights and relevant human rights have been given proper consideration in accordance with section 58(1) of the *Human Rights Act 2019 (Qld)*.

PROPOSED AMENDMENT

Councillor Paul Tully moved that the report be amended on page 2, third line to clarify wording to state 'within what is now d'Arcy Doyle Place'.

That the current Recommendation B be removed in relation to Human Rights analysis and the proposed amendment become the new Recommendation B.

The mover and seconder agreed to the proposed amendment.

DECISION

Moved by Councillor Marnie Doyle:

Seconded by Deputy Mayor Nicole Jonic:

- A. That the report be received and the contents noted.**
- B. That the report be amended on page 2, third line to clarify wording to state 'within what is now d'Arcy Doyle Place'.**

AFFIRMATIVE

Councillors:

Harding
Tully
Ireland
Madsen
Doyle
Fechner
Milligan
Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

Attachments

1. Updated officer's report - Blackall Monument Relocation Investigations

5. 1 NICHOLAS STREET AND IPSWICH CENTRAL LIBRARY - GREEN WORKPLACE TRAVEL PLAN

This is a report concerning the development by Ipswich City Council of a corporate Green Workplace Travel Plan for 1 Nicholas Street and the Ipswich Central Library

DECISION

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

- A. That the report be received and the contents, particularly the *Green Workplace Travel Plan* as detailed in Attachment 1 of the report by the Transport Planner (Transport Planning) dated 17 May 2021, be noted.**
- B. That the outcomes and key messages of the *Green Workplace Travel Plan* be communicated and promoted to Ipswich City Council employees.**
- C. Recommendations A and B are compatible with human rights and relevant human rights have been given proper consideration in accordance with section 58(1) of the *Human Rights Act 2019 (Qld)*.**

AFFIRMATIVE

Councillors:

Harding
Tully
Ireland
Madsen
Doyle

NEGATIVE

Councillors:

Nil

Fechner
Milligan
Jonic

The motion was put and carried.

CONFIDENTIAL REPORT

This report is considered confidential in accordance with section 254J(3)(g) of the *Local Government Regulation 2021*, as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interest of the local government.

6. SUB-REGIONAL WASTE ALLIANCE - EVALUATION REPORT

This is a report concerning the sub-regional waste alliance of Councils (the Alliance) and the expression of interest process seeking the provision of resource recovery services and/or waste disposal services.

The purpose of this report is to provide Councillors with an overview of:

- the background and structure of the proposed sub-regional solution types including material recovery of recyclables and resource recovery and disposal services; and
- consider the outcome of the acceptable operating parameter evaluation report; and
- consideration of whether to progress any solution types to an early tenderer consideration phase.

“The attachment/s to this report are confidential in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*.”

DECISION

Moved by Councillor Andrew Fechner:
Seconded by Councillor Russell Milligan:

- A. That Council resolve the recommendations as outlined in confidential Attachment 1 and progress to the Early Tenderer Involvement Phase those participants identified, subject to the decisions of other Sub-Regional Waste Alliance Councils resulting in minimum ongoing participation thresholds being reached.**
- B. That all expressions of interest identified in confidential Attachment 1 to not progress, be set aside and not considered further for a sub-regional solution.**

- C. That the Chief Executive Officer notify the Chief Executive Officer of Logan City Council in writing of Council's decisions in relation to the Sub-Regional Waste Alliance Shortlisted Solutions Evaluation report and recommendations.**
- D. That this report and attachments remain confidential until any contract resulting from this potential procurement process is awarded or otherwise details published in accordance with legislative requirements, subject to maintaining the confidentiality of legally privileged private and commercial in confidence information.**
- E. Recommendations A to D above are compatible with human rights and relevant human rights have been given proper consideration in accordance with section 58(1) of the *Human Rights Act 2019 (Qld)*.**

AFFIRMATIVE

Councillors:

Harding
Tully
Ireland
Madsen
Doyle
Fechner
Milligan
Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

Attachments

1. Sub-Regional Waste Alliance Evaluation Report - open version

ADJOURN MEETING

That the meeting be adjourned at 10.03 am to reconvene at 10.30 am.

AFFIRMATIVE

Councillors:

Harding
Tully
Ireland
Madsen
Doyle
Fechner
Milligan
Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

The meeting reconvened at 10.30 am

7. WASTE AND CIRCULAR ECONOMY DIRECTIVE UPDATE 3

This is a report concerning an update on the implementation of the Waste and Circular Economy Transformation Directive.

DECISION

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

That the report be received and the contents noted.

AFFIRMATIVE

Councillors:

Harding
Tully
Ireland
Madsen
Doyle
Fechner
Milligan
Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

8. DEVELOPMENT APPLICATION RECOMMENDATION - 1516/18/VA VARIATION
REQUEST - 36 CHILD STREET, RIVERVIEW

This is a report concerning an application seeking approval for a Variation Request to vary the effect of the *Ipswich Planning Scheme 2006* to apply the provisions of the Residential Low Density Zone (RL2 Sub Area) in lieu of the Recreation Zone to part of the site at 36 Child Street, Riverview.

The proposed development has been assessed in relation to the applicable assessment benchmarks. The proposed development complies in part with the assessment benchmarks and is recommended for part approval.

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

- A. That Council resolve to approve development application no. 1516/2018/VA in part subject to conditions and attachments.
- B. Recommendation A is compatible with human rights and relevant human rights have been given proper consideration in accordance with section 58(1) of the *Human Rights Act 2019 (Qld)*.

FORESHADOWED MOTION

Councillor Paul Tully foreshadowed that he would move an alternate motion in the event that Councillor Harding's motion was lost.

- A. That council resolve to refuse development application no. 1516/2018/VA as outlined below:

The proposed application cannot be supported in accordance with section 60 of the *Planning Act 2016*, as the proposal conflicts with the assessment benchmarks of the planning scheme and State Planning Policy and other relevant matters, principally the Waste and Circular Economy Transformation Policy Directive.

Assessment benchmarks (s.45(5)(a)(i) of the Planning Act)

With respect to ecology;

1. The proposed development results in unacceptable ecological impacts, because it;
 - (a) will not minimise impacts on or avoid significant adverse effects on the natural landscape character in that it does not retain or conserve:
 - I. significant trees where possible;
 - II. natural drainage patterns or open space systems;
 - III. tracts of remnant vegetation;
 - IV. vegetated areas with biodiversity values and ecological value;
 - V. significant areas of native vegetation and their associated wildlife habitats and linkages;
 - VI. will not avoid or minimise the adverse impacts on matters of state environmental significance; and
2. The proposed development does not comply with the applicable assessment benchmarks and the State Planning Policy which warrants refusal of the development application, being;
 - I. Ipswich Planning Scheme Part 12, Div 5 – Reconfiguring a Lot Code;
 - II. Ipswich Planning Scheme Part 4, Div 5 – Urban Areas Code;
 - III. Ipswich Planning Scheme Part 12 Div 4 – Vegetation Management Code;
 - IV. Ipswich Planning Scheme Part 4, Division 17 - Recreation code;
 - V. *State Planning Policy*;
 - VI. *Environmental Protection Act 1994*;
 - VII. *Nature Conservation Act 1992*.

VIII. *Environmental Protection and Biodiversity Conservation Act 1999*

Other relevant matters (s.45(5)(b) of the Planning Act)

With respect to Residential Amenity;

3. The proposal will result in unacceptable amenity impacts, because it;
 - (a) does not discourage residential encroachment in close proximity to areas designated for future industrial development.
4. The proposal is contrary to the policy directive as the proposal does not comply with directive 5 (Protect Our Residential Amenity) of the Waste and Circular Economy Transformation Policy Directive.

Based on the matters set out in points 1 to 4 herein, a decision to approve the proposal cannot be supported on the basis that the development cannot be appropriately conditioned to address the above listed inconsistencies with the assessment benchmarks and other relevant matters.

- B. Recommendation A is compatible with human rights and relevant human rights have been given proper consideration in accordance with section 58(1) of the *Human Rights Act 2019 (Qld)*.

DECISION

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

- A. That Council resolve to approve development application no. 1516/2018/VA in part subject to conditions and attachments.**
- B. Recommendation A is compatible with human rights and relevant human rights have been given proper consideration in accordance with section 58(1) of the *Human Rights Act 2019 (Qld)*.**

AFFIRMATIVE

Councillors:

Harding

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Tully

Ireland

The original motion was put and carried.

9. PROPOSED IPSWICH ADOPTED INFRASTRUCTURE CHARGES RESOLUTION (NO. 1) 2021

This is a report concerning the adoption of the proposed Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2021 to replace the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2020. This is an annual exercise to ensure that the development charges keep pace with any increase in costs by applying the Producer Price Index (PPI) for Construction.

DECISION

Moved by Mayor Teresa Harding (Mayor):
Seconded by Councillor Russell Milligan:

- A. That Council adopt the Adopted Infrastructure Charges Resolution as detailed in Attachment 1 pursuant to s113 of the *Planning Act 2016* as the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2021.**
- B. Recommendation A is compatible with human rights and relevant human rights have been given proper consideration in accordance with section 58(1) of the *Human Rights Act 2019 (Qld)*.**

AFFIRMATIVE

Councillors:

Harding
Tully
Ireland
Madsen
Doyle
Fechner
Milligan
Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

10. SYSTEMATIC INSPECTION PROGRAM - DOG REGISTRATION

This is a report concerning the authorisation by Council of a Systematic Inspection Program to identify unregistered dogs within the Ipswich Local Government Area.

Council will recall that in August 2020 it considered a similar report for the approval of a program to run from February to June 2021.

It is now proposed to seek approval of a program for the 2021-2022 year.

RECOMMENDATION

- A. That the Systematic Inspection Program for unregistered dogs be undertaken from 1 July 2021 to 30 June 2022.
- B. That the Systematic Inspection Program be restricted to residential properties in the Ipswich Local Government area.
- C. That the Animal Management Operations Manager publish a notice of the Systematic Inspection Program pursuant to section 114 of the *Animal Management (Cats and Dogs) Act 2008*.
- D. Recommendation A is compatible with human rights and relevant human rights have been given proper consideration in accordance with section 58(1) of the *Human Rights Act 2019 (Qld)*.

Councillor Jacob Madsen left the meeting at 11.24 am

Councillor Jacob Madsen returned to the meeting at 11.27 am.

Councillor Paul Tully proposed that in relation to Recommendation B the word 'commercial' be included after the word 'residential'.

DECISION

Moved by Mayor Teresa Harding (Mayor):

Seconded by Councillor Marnie Doyle:

- A. That the Systematic Inspection Program for unregistered dogs be undertaken from 1 July 2021 to 30 June 2022.**
- B. That the Systematic Inspection Program be restricted to residential and commercial properties in the Ipswich Local Government area.**
- C. That the Animal Management Operations Manager publish a notice of the Systematic Inspection Program pursuant to section 114 of the *Animal Management (Cats and Dogs) Act 2008*.**
- D. Recommendations A to C are compatible with human rights and relevant human rights have been given proper consideration in accordance with section 58(1) of the *Human Rights Act 2019 (Qld)*.**

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

NEGATIVE

Councillors:

Nil

Milligan
Jonic

The motion was put and carried.

11. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority 27 April 2021 to 25 May 2021

DECISION

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

That the report be received and the contents noted.

AFFIRMATIVE
Councillors:
Harding
Tully
Ireland
Madsen
Doyle
Fechner
Milligan
Jonic

NEGATIVE
Councillors:
Nil

The motion was put and carried.

12. PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

This is a report concerning a status update with respect to current Planning and Environment Court actions associated with development planning applications

DECISION

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

That the report be received and the contents noted.

AFFIRMATIVE
Councillors:
Harding
Tully
Ireland
Madsen
Doyle

NEGATIVE
Councillors:
Nil

Fechner
Milligan
Jonic

The motion was put and carried.

13. AMENDMENT TO ACQUISITION OF INF02725 DRAINAGE EASEMENT FOR LOCAL DRAINAGE REHABILITATION AT ARTHUR SUMMERVILLES ROAD, KARALEE

This is a report concerning an amendment to the area for acquisition of an easement for drainage purposes for the Local Drainage Rehabilitation Project at Arthur Summervilles Road, Karalee.

“The attachment/s to this report are confidential in accordance with section 254J(3)(h) of the *Local Government Regulation 2012*.”

DECISION

Moved by Mayor Teresa Harding (Mayor):
Seconded by Councillor Russell Milligan:

- A. That the previous decision of Council contained at Item 3 of the Growth and Infrastructure Committee 2019(03) dated 12 March 2019, Recommendation A b., and adopted at Council's ordinary meeting of 19 March 2019, be repealed.**
- B. That pursuant to Section 6(1) of the *Acquisition of Land Act 1967*, Council as “constructing authority” acquire an easement over land at 124 Arthur Summervilles Road, Karalee, more particularly described as part of Lot 2 on SP249521 (Council reference 5114), for drainage purposes.**
- C. That the method of acquiring the subject easement be by agreement with the affected person/s in accordance with Division 3, *Acquisition of Land Act 1967*; however where agreement cannot be reached, or operational timeframes intervene, the method of acquiring the subject easement be in accordance with Division 2, *Acquisition of Land Act 1967*.**
- D. That Council be kept informed as to the progress and outcome of the acquisition.**

AFFIRMATIVE
Councillors:
Harding
Tully
Ireland
Madsen
Doyle
Fechner
Milligan
Jonic

NEGATIVE
Councillors:
Nil

The motion was put and carried.

14. RECOMMENDATION TO AWARD OF COUNCIL TENDER 16233 ROAD TRAFFIC CONTROL SERVICES

This is a report concerning the establishment of a Preferred Supplier Arrangement (PSA) for road traffic control services for a period of two (2) years from 1 July 2021 to 30 June 2023 for an estimated spend of six million, six hundred thousand (\$6,600,000) (ex-GST).

After an open market request for tender process, an evaluation panel has recommended three suppliers for the PSA as set out in Recommendation B below. The recommendation provides Council with one (1) company who has an Ipswich Based Branch Office and two (2) companies being Adjacent Local Government Businesses. The recommendations have been determined by the evaluation panel to offer Council the best value for money.

"The attachment/s to this report are confidential in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*."

DECISION

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

- A. That in accordance with s233 of the *Local Government Regulation 2012*, Council establish a Preferred Supplier Arrangement for the supply of Road Traffic Control Services.**
- B. That Council enter into a contract for the supply of Road Traffic Control Services with the suppliers listed below for a period of up to two (2) years:**
- **ACQUIRED AWARENESS TRAFFIC MANAGEMENT PTY LTD**
 - **TRAFFEX AUSTRALIA PTY LTD**
 - **VERIFACT TRAFFIC PTY LTD**
- C. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the contract to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.**
- D. Recommendations A and B are compatible with human rights and relevant human rights have been given proper consideration in accordance with section 58(1) of the *Human Rights Act 2019 (Qld)*.**

AFFIRMATIVE
Councillors:

NEGATIVE
Councillors:

Harding Nil
Tully
Ireland
Madsen
Doyle
Fechner
Milligan
Jonic

The motion was put and carried.

Councillor Andrew Fechner left the meeting at 11.59 am.
Councillor Andrew Fechner returned to the meeting at 12.02 pm.

15. IED CAPITAL PORTFOLIO FINANCIAL PERFORMANCE REPORT - APRIL 2021

This is a report concerning Infrastructure and Environment Department's (IED) capital portfolio financial performance for the period ending 30 April 2021.

DECISION

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

That the monthly financial performance report on the Infrastructure and Environment Department's Capital Portfolio Budget for 2020-2021 be received and the contents noted.

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

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 9.00 am.

The meeting closed at 12.09 pm.

Doc ID No: A7201072

ITEM: 2

SUBJECT: PROCUREMENT: WHITWOOD ROAD NORTH CLOSED LANDFILL FINAL CAPPING

AUTHOR: BUILDING CONSTRUCTION AND MAINTENANCE CATEGORY SPECIALIST

DATE: 15 APRIL 2021

EXECUTIVE SUMMARY

This is a report concerning the recommendation to award Tender 16352 Whitwood Road North Closed Landfill Final Capping for an estimated two million, nine hundred and seven thousand, six hundred and twelve dollars and eight cents (\$2,907,612.08) excluding GST.

After an open market request for tender process, an evaluation panel has recommended one supplier for the final capping of Whitwood road landfill as set out in Recommendation B below. The recommendation provides Council with a company who are located in an Adjacent Local Government Business. The recommendations have been determined by the evaluation panel to offer Council the best value for money.

RECOMMENDATION

- A. That in accordance with s226 of the *Local Government Regulation 2012*, Council establish a Large-sized contractual arrangement for the final capping of Whitwood Road North landfill.
- B. That Council enter into a contract with DECC Environmental Pty Ltd for the final capping of Whitwood Road North landfill for the sum of two million, nine hundred and seven thousand, six hundred and twelve dollars and eight cents (\$2,907,612.08) excluding GST.
- C. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the contract to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.

RELATED PARTIES

A conflict of interest was declared in that an employee of Ipswich City Council whose previous company was subcontracted by an offeror to do consultancy work for them. This conflict was managed by the Procurement Branch.

ADVANCE IPSWICH THEME

Caring for the environment

PURPOSE OF REPORT/BACKGROUND

The purpose is to seek approval of the recommendations listed in this report. Council released Tender 16352 for final capping of Whitwood Road North landfill to the open market via Vendor Panel (VP237705) on Saturday 10 April 2021 with a closing date of 18 May 2021. On closing of the request for tender, sixteen (16) tenders were received.

Tenders were assessed by an evaluation scoring panel against an agreed set of evaluation criteria and weightings, taking into consideration the effectiveness of each tender submission and the level of detail provided.

In conclusion of the evaluation, it was determined by the evaluation scoring panel that the suppliers listed in Recommendation B possess the capabilities and capacity to meet Council's requirements for the Final Capping of Whitwood Road (North) Landfill. DECC ENVIRONMENTAL PTY LTD (DECC) have provided project sheets for a good range of landfill remediation projects demonstrating a high level of experience with this type of work.

They have demonstrated that they have a good understanding of the requirements of the specification and the evaluation scoring members are confident that they have the necessary expertise to meet the requirements of the contract, best value for money and recommends them for the award of the contract.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:
Local Government Regulation 2012

RISK MANAGEMENT IMPLICATIONS

The risk to Council if the recommendation within this report is not approved is that Council's ability to resolve the project would be compromised and further investment would be required to retender for services not currently with Ipswich City Councils delivery capability.

HUMAN RIGHTS IMPLICATIONS

Section 58(1) of the *Human Rights Act 2019* makes it unlawful for council to act or make a decision:

- (a) in a way that is not compatible with human rights; or
- (b) in making a decision, to fail to give proper consideration to a human right relevant to the decision.

Recommendation A states that Council establish a contract for the final capping of Whitwood road north landfill. The decision to establish large-sized contractual arrangement for the final capping of Whitwood road north landfill has been subject to a human rights analysis to ensure:

- (a) the decision to enter into a contract with the preferred suppliers is compatible with human rights; and
- (b) to give proper consideration to human rights relevant to that decision.

A Human Rights Assessment has been undertaken. The outcome of the human rights analysis is that the decision to establish a Large -sized contractual arrangement for the final capping of Whitwood road north landfill is compatible with human rights as all the tenderers are companies which are not subject to human rights.

FINANCIAL/RESOURCE IMPLICATIONS

The total contract cost of two million, nine hundred and seven thousand, six hundred and twelve dollars and eight cents (\$2,907,612.08) excluding GST. Budget is available for these costs.

COMMUNITY AND OTHER CONSULTATION

Consultation was undertaken with stakeholders across Council departments with relevant endorsements obtained regarding the listed recommendations.

There was no community consultation in the preparation of this report.

CONCLUSION

In conclusion, this report seeks Council approval on the recommendations to award approval for the award of Contract No. 16352 Whitwood Road landfill final capping to DECC Environmental Pty Ltd (ABN 76 169 336 725) as listed within this report. The recommendations have been determined by the evaluation scoring panel members (with consideration of external consultant report) to offer Council the best value for money.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

	CONFIDENTIAL
1.	External Tender Assessment Report
2.	Recommendation to Award

Robert Matindi

BUILDING CONSTRUCTION AND MAINTENANCE CATEGORY SPECIALIST

I concur with the recommendations contained in this report.

Richard White

MANAGER, PROCUREMENT

I concur with the recommendations contained in this report.

Kaye Cavanagh

MANAGER, ENVIRONMENT AND SUSTAINABILITY

I concur with the recommendations contained in this report.

Sean Madigan

ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

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Doc ID No: A7375849

ITEM: 3

SUBJECT: PROCUREMENT - CONTRACT FOR CARD FUEL AND ASSOCIATED SERVICES

AUTHOR: CONTRACTS OFFICER

DATE: 25 JUNE 2021

EXECUTIVE SUMMARY

The purpose of the report is to confirm the continuing use of current contract arrangements for Fuel Cards for Council's Vehicle Fleet. Ampol Australia Petroleum Pty Ltd have supplied the Fuel Card to Ipswich City Council for several years under a State Government Standing Order Arrangement (SOA) 370. Contract documents were received on 18 June 2021 from Council's current supplier - Ampol Australia Petroleum Pty Ltd. Due to the value of the contract, Council Resolution is required for execution of the agreement, with July's Growth, Infrastructure and Waste Committee the first reasonable date.

This report recommends that Council approve a renewal of the agreement with Ampol Australia Petroleum Pty Ltd pursuant to section 235(f) of the *Local Government Regulation 2012*, which operates as an exception to inviting quotes or written tenders for medium and large-sized contractual arrangements if the contract is made with, or under an arrangement with, a government agency. The State Government SOA qualifies under this exception.

RECOMMENDATION

- A. That Council resolve it is satisfied under section 235(f) of the *Local Government Regulation 2012* (regulation) that the exception under section 235(f) of the regulation applies and that Ampol Australia Petroleum Pty Ltd is the supplier reasonably available to Council to provide the Fuel Card supply agreement for fleet vehicles.
- B. That Council enter into a supply agreement with Ampol Australia Petroleum Pty Ltd for the provision of the Fuel Card sale and supply for a period of three (3) years, plus one (1) two (2) year extension option for the estimated sum of eleven million dollars (\$11,000,000) excluding GST over the contract period.
- C. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the agreement to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.

RELATED PARTIES

Ampol Australia Petroleum Pty Ltd

There are no discernible conflicts of interest

ADVANCE IPSWICH THEME

Managing growth and delivering key infrastructure

PURPOSE OF REPORT/BACKGROUND

This report recommends that Council resolve that the exception under section 235(f) of the Local Government Regulation 2012 applies and that Council proceeds with the engagement of Ampol Australia Petroleum Pty Ltd to provide a Fuel Card and associated services for Council's vehicle fleet.

Contract 370 for card fuel and associated services is a common use supply arrangement managed by the Queensland Government Department of Energy and Public Works. The agreement was formed in collaboration with the New South Wales, Queensland and Victoria governments to aggregate volume to achieve savings.

The agreement includes the supply of a fuel card which provides access to a range of competitively priced on-road diesel and petroleum products needed to support the transport and fleet requirements of government agencies and eligible customers. The current contract 370 (Retail Supply of Fuel and Associated Products) with incumbent suppliers Ampol, BP, and Viva Energy will expire on 30 June 2021.

The new C370 contract is for a period of three (3) years commencing 1 July 2021, with one (1), two (2) year extension option and was received on 18 June 2021. The new suppliers are: Ampol, Viva Energy (Shell) and WEX Inc, with final contract negotiations with BP currently ongoing. The C370 arrangement will supply fuel via fuel cards across NSW, QLD, and VIC.

Council's primary purpose is to access competitive fuel pricing using the Government's negotiated Fuel Card supplied by Ampol Australia Petroleum Pty Ltd.

The estimated cost of the contract is an annual sum of \$2.2 million dollars (\$2,200,000) excluding GST per year, with an anticipated sum of \$11 million over the term of the contract.

LEGAL/POLICY BASIS

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

Local Government Regulation 2012 section 235 (f)

RISK MANAGEMENT IMPLICATIONS

The risk to Council if the recommendation within this report is not approved is that Council's continuity of fuel supply to the Council's vehicle fleet would be compromised which would result in a loss of significant service provision to the local community.

HUMAN RIGHTS IMPLICATIONS

Section 58(1) of the *Human Rights Act 2019* makes it unlawful for council to act or make a decision:

- (a) in a way that is not compatible with human rights; or
- (b) in making a decision, to fail to give proper consideration to a human right relevant to the decision.

The Renewal of Card Fuel and Associated Services (C370) Contract has been subject to a human rights analysis to ensure:

- (a) the decision to enter into a supply agreement with Ampol Australia Petroleum Pty Ltd for the provision of the Fuel Card sale and supply is compatible with human rights; and
- (b) to give proper consideration to human rights relevant to that decision.

The Human Rights Assessment has been undertaken and the outcome of the human rights analysis is that the decision is compatible with human rights.

FINANCIAL/RESOURCE IMPLICATIONS

Budget for the agreement is approximately \$2,200,000 (excluding GST) per year and budget is available.


COMMUNITY AND OTHER CONSULTATION

Consulted with the Infrastructure and Environment Department who agree with this recommendation.

CONCLUSION

This report recommends that Council enter into a contract with Ampol Australia Petroleum Pty Ltd to provide a Fuel Card Sale and Supply for Councils Vehicle Fleet commencing 1 July 2021 for a period of three (3) years plus one (1), two (2) year extension option for the estimated sum of eleven million dollars (\$11,000,000) excluding GST over the Contract period.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Interim Buyers Fact Sheet - 370 Fuel, Fuel Card and Associated Services Arrangement 01-07-2021 - 30-06-2024 ↓ 
	CONFIDENTIAL
2.	Contract 370 for supply of fuel, fuel cards and associated products and services

John O'Donnell
CONTRACTS OFFICER

I concur with the recommendations contained in this report.

Juliana Jarvis

GOODS AND SERVICES CATEGORY MANAGER

I concur with the recommendations contained in this report.

Richard White

MANAGER, PROCUREMENT

I concur with the recommendations contained in this report.

Sean Madigan

ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

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Buyers Fact Sheet

Card Fuel and Associated Products Contract 370 (C370) with new suppliers Ampol (previously Caltex), Viva Energy (Shell), and WEX Inc commences 1 July 2021

The current Contract 370 (Retail Supply of Fuel and Associated Products) with incumbent suppliers Ampol, BP, and Viva Energy will expire on 30 June 2021.

The new C370 is for a period of three years commencing 1 July 2021, with one, two-year extension option. The new suppliers are: Ampol, Viva Energy (Shell) and WEX Inc. Final contract negotiations with BP are currently ongoing. C370 will supply fuel via fuel cards across NSW, QLD, and VIC.

Information on changes to the arrangement.

If you are an existing customer on C370 or wish to become a new customer on C370 from 1 July 2021. The incumbent suppliers Ampol and Viva will continue to supply fuel under the new C370. With the inclusion of new supplier WEX Inc, who has a wider presence of small to medium enterprises in their retail network, we will cover more petrol stations to supply fuel under the contract, and cover gaps in coverage where branded retailers (Ampol, Viva Energy, and BP) are not able to supply fuel.

WEX Inc fuel cards have been to ensure that WEX cards (by default) will not be accepted at branded retailers' networks to optimise savings and balance network coverage.

We are in the final stage of the contract negotiation with BP, an alert will be sent once a determination has been made.

What should I do to continue the supply of fuel from 1 July 2021?

Existing Customers

If you are an existing Customer on C370, you will be contacted by the incumbent suppliers (Ampol or Viva Energy) with new C370 terms and conditions including pricing. Once you have received the correspondence from your respective supplier, you can review and continue to take fuel supply under new terms. In the interim, you will continue to receive fuel under C370 pricing.

For new supplier WEX Inc, WEX will contact you with C370 terms to open an account under C370 for fuel cards usage at independent fuel stations.

New Customers

If you are a new Customer and intending to sign up to C370, you can contact any of the suppliers from the panel and ask for the C370 Customer Terms and Conditions together with the Fuel Application Form. See the last section for contact details of suppliers.

Where can I check C370 pricing?

You can receive a copy of C370 pricing by contacting Mick Brazil at mick.brazil@epw.qld.gov.au

C370 pricing will also be loaded on the Qld outsourced electronic portal fuelnet.com.au by 30 June 2021. To register for access to pricing Email: service@fueltrac.com.au

What should I do if I am a customer with BP currently on C370 and what will occur post 1 July 2021?

You will continue to receive fuel supply from BP under the current C370 terms and conditions. We are currently working on an orderly transition to the new agreement. As soon as an outcome is reached with BP, you will be notified on Qld Contract Directory with details.

How can I calculate savings offered by C370 fuel cards?

The pricing you receive by contacting mick.brazil@epw.qld.gov.au will inform you of the minimum expected savings against pump price. Further details on price competitiveness amongst the various suppliers will be available on Fuelnet website.

Where do I get a copy of the Fuel distribution network of C370 panel suppliers?

A copy of the network distribution outlet can be obtained by contacting the suppliers directly or by visiting their respective website.

What if I need the WEX card to be accepted at branded retailers network outlets?

Individual users may unlock this feature on WEX contact details below, but you will get the best discounts by using one of the main retailers Ampol, BP or Viva.

What are the contact details of the Suppliers on C370?

Please indicate if you are an existing user or would like to participate in the C370 Fuel Card arrangement when contacting the supplier.

Ampol Australia Petroleum Pty Ltd (ABN 17 000 032 128)
Thomas Demos
Strategic Sales Manager – Commercial
Phone: 02 9250 5000 or 0432 888 815
Email: tdemos@ampol.com.au
Website: ampol.com.au

Viva Energy Australia Pty Ltd (ABN 46 004 610 459)
Bryce Richardson
Key Account Manager – Cards and Transport
Phone: 03 8823 4849 or 0428 048 450
Email: bryce.richardson@vivaenergy.com.au
Website: vivaenergy.com.au

WEX Australia Pty Ltd (ABN 68 005 970 570)
Peter Van Shaik
Director, Business Development
Phone: 03 8508 9282 or 0413 920 929
Email: peter.vanshaik@wexinc.com
Website: wexinc.com

BP: To be advised.

Doc ID No: A7339672

ITEM: 4

SUBJECT: IED CAPITAL PORTFOLIO FINANCIAL PERFORMANCE REPORT - MAY 2021

AUTHOR: SENIOR FINANCE PARTNER (CAPITAL)

DATE: 8 JUNE 2021

EXECUTIVE SUMMARY

This is a report concerning Infrastructure and Environment Department's (IED) capital portfolio financial performance for the period ending 31 May 2021.

RECOMMENDATION/S

That the monthly financial performance report on the Infrastructure and Environment Department's Capital Portfolio Budget for 2020-2021 be received and the contents noted.

RELATED PARTIES

There are no related party matters or conflicts of interest associated with this report.

ADVANCE IPSWICH THEME

Managing growth and delivering key infrastructure

PURPOSE OF REPORT/BACKGROUND

The Infrastructure and Environment Department (IED) is responsible for the constructed and natural assets of the city and manages council's roads, traffic systems, buildings, parks, drains and natural areas. Management of council's environmental and sustainability responsibilities include conservation, waste, stormwater, cultural heritage and emergency events.

This monthly financial performance report provides a progress status of the IED 2020-2021 Capital Works Portfolio. Portfolio results are summarised by program and sub-program along with financial performance data on key projects and grant funded works.

-

Summary of the attached reports

The attached reports have been prepared to provide additional information in relation to the delivery of the IED Infrastructure Program. There are a large number of individual projects that make up the various Programs and Sub-programs contained in these reports.

The following reports have been prepared as part of the overall Capital Portfolio Financial Performance report attached:

- Program Summary
- Sub-program Summary
- Key Projects
- Grant Projects
- Top 10 spends in month
- Budget Variances (larger)

As there are often various movements and variances in forecast total expenditure on individual projects when compared to budgeted estimates, the sub-program and program level summaries provide a broader overview in relation to the management of the capital program as a whole.

Overview of Financial Performance for YTD May 2021

The actual expenditure in May was \$10.9 million against a budget of \$11.1 million for the month. The 2020-2021 IED Capital Portfolio has a year to date (YTD) spend of \$56.2 million, and an anticipated financial year total forecast spend of \$71 million as at 31 May 2021, projecting to be \$1.1 million below total current budget.

Asset Rehabilitation is forecast to be above budget mainly due to multi-year project, North Station Road retaining wall, currently progressing ahead of schedule. Transport and Traffic is expected to be under current year budget largely due to timing of works on the multi-year project, Springfield Parkway upgrade. Supply issues with materials have caused delays on the Springall St kerb and channel project resulting in the Local Amenity program forecast to be below budget. Delays resulting from a property issue have pushed the Springfield Sports Centre drainage works into next financial year resulting in an underspend in Parks Sports and Environment. As a result of delays, a number of projects across the program are expected to have works extend into the 2021-2022 financial year.

Significant levels of progress were recorded across a range of programs in May, however with even higher spend rates required in June to meet financial year forecasts, there is a risk further works will push out to 2021-2022. Verbal updates provided by IED indicate that the forecast expenditure will be approximately \$3 million below the amended annual budget.

LEGAL/POLICY BASIS

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

RISK MANAGEMENT IMPLICATIONS

The delivery of projects has continued to accelerate through the final quarter of the financial year, with May results surpassing April's high numbers. The IED and Finance teams will monitor throughout June as forecast expenditure is projected to be higher, once again giving rise to further risk of projects running into next financial year. As verbally updated previously to Council, the IED Department are forecasting to that expenditure for the year will be approximately \$3 million under the amended budget. Any identified impacts on the draft 2021-2022 programme will be commented on in the June report.

Fleet CAPEX replacement continues to be under pressure from delays in supply of all major plant and trucks, with lead times for delivery extending into 2022.

Completion of the Springfield road upgrade projects is expected to extend past contractual completion dates.

HUMAN RIGHTS IMPLICATIONS

Section 58(1) of the *Human Rights Act 2019* makes it unlawful for council to act or make a decision:

- (a) in a way that is not compatible with human rights; or
- (b) in making a decision, to fail to give proper consideration to a human right relevant to the decision.

As the recommendation is for the report to be received and noted, no human rights have been impacted.

FINANCIAL/RESOURCE IMPLICATIONS

There are no specific financial implications as a result of this report at this stage. The impacts of the YTD performance will continue to be monitored.

COMMUNITY AND OTHER CONSULTATION

The contents of this report did not require any community consultation. Analysis and explanations of the variances are undertaken in conjunction with IED.

IED were consulted in relation to project progress and provided forecasted expenditure.

CONCLUSION

The financial performance report of the capital portfolio is included in Attachment 1.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- | | |
|----|---|
| 1. | IED Capital Portfolio Financial Performance Report - May 2021 ↓  |
|----|---|

Rose McNiven

SENIOR FINANCE PARTNER (CAPITAL)

I concur with the recommendations contained in this report.

Paul Mollenhauer

ACTING CHIEF FINANCIAL OFFICER

I concur with the recommendations contained in this report.

Jeffrey Keech

ACTING GENERAL MANAGER CORPORATE SERVICES

I concur with the recommendations contained in this report.

Sean Madigan

ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

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Ipswich City Council

**Capital Portfolio
Financial Performance Report**

MAY 2021

Infrastructure and Environment Department

2020-21 Capital Portfolio Financial Performance Report for May 2021

Introduction

The Infrastructure and Environment Department (IED) is responsible for the constructed and natural assets of the city and manages council's roads, traffic systems, buildings, parks, drains and natural areas. Management of council's environmental and sustainability responsibilities includes conservation, waste, stormwater, cultural heritage and emergency events.

Overview

Overall YTD expenditure is currently \$56.2m against YTD Budget of \$64.0m resulting in a variance of \$7.8m (12%) under budget. May expenditure, \$10.9m, while behind the most recent forecast by \$2.9m, was on track against the budget of \$11.1m for the month. Total financial year portfolio expenditure is forecast at \$71.0m, projecting to be \$1.1m below total current budget.

Asset Rehabilitation is forecast to be above budget mainly due to multi-year project, North Station Rd retaining wall, which is currently progressing ahead of schedule. A number of projects within the sub-program are expected to extend into 2021-22 with a forecasted impact on the 2021-22 program of approximately \$2.9m. Transport and Traffic is expected to be under current year budget largely due to timing of works on the multi-year project, Springfield Parkway upgrade. Some projects are expected to run over 30 June with an estimated impact on the 2021-22 program of about \$500k. Supply issues with materials have caused delays on the Springall St kerb and channel project resulting in the Local Amenity program forecast to be below budget with approximately \$550k of works pushing into 2021-22. Delays resulting from a property issue have pushed the Springfield Sports Centre drainage works estimated at \$330k into next financial year resulting in an projected underspend in Parks Sports and Environment.

Significant levels of progress were recorded across a range of programs in May, however with even higher spend rates required in June to meet financial year forecasts, there is a risk further works will extend into 2021-22.

Program Summary

IE Deliverable Capital Program	Month			YTD			2020-21 Financial Year				
	Actuals	Budget	Variance (Budget - Actuals)	Actuals	Budget	Variance (Budget - Actuals)	Forecast Remaining FY	Forecast Final Cost (exc C/O)	Adopted Budget	Current Approved Budget	Variance (Budget - Forecast)
Asset Rehabilitation	6,830,177	5,024,790	(1,805,387)	25,862,369	28,202,759	2,340,390	5,996,595	31,858,964	39,547,000	31,354,465	(504,499)
Corporate Facilities	234,932	141,318	(93,614)	1,282,675	1,414,692	132,017	446,418	1,729,093	2,519,000	1,517,542	(211,551)
Flood Mitigation & Drainage	26,684	43,500	16,816	399,536	525,158	125,622	30,622	430,158	1,680,000	585,158	155,000
Local Amenity	225,092	305,500	80,408	3,470,879	3,426,933	(43,946)	343,648	3,814,527	4,175,000	4,275,992	461,465
Parks, Sports & Environment	1,500,553	1,624,620	124,067	6,377,768	8,648,847	2,271,079	2,243,124	8,620,892	10,986,000	8,979,917	359,025
Transport & Traffic	1,958,351	2,292,038	333,687	16,124,731	17,573,890	1,449,159	3,550,374	19,675,105	21,190,000	19,948,175	273,070
Project Overheads	(410,565)	0	410,565	321,831	0	(321,831)	(333,654)	(11,822)	0	0	11,822
Total Infrastructure Program	10,365,224	9,431,766	(933,458)	53,839,789	59,792,279	5,952,490	12,277,127	66,116,916	80,097,000	66,661,249	544,333
Fleet	489,703	1,511,310	1,021,607	1,354,827	2,794,310	1,439,483	2,176,518	3,531,345	4,870,000	3,946,020	414,675
Waste	86,550	98,680	12,130	774,829	1,025,300	250,471	280,221	1,055,050	1,122,000	1,122,000	66,950
Specialist Equipment	1,151	20,491	19,340	267,277	379,510	112,233	35,000	302,277	404,000	404,000	101,723
Total Capital Portfolio	10,942,628	11,062,247	119,619	56,236,723	63,991,399	7,754,676	14,768,866	71,005,589	86,493,000	72,133,269	1,127,680

Item 4 / Attachment 1.

Sub-Program Summary

IE Deliverable	Month			YTD			2020-21 Financial Year				
	Actuals	Budget	Variance (Budget - Actuals)	Actuals	Budget	Variance (Budget - Actuals)	Forecast Remaining FY	Forecast Final Cost (exc C/O)	Adopted Budget	Current Approved Budget	Variance (Current Budget - Forecast)
Capital Sub-Program											
1. Asset Rehabilitation											
1.1 Bridge and Culvert Rehabilitation	232,053	9,000	(223,053)	1,373,233	1,650,075	276,842	242,362	1,615,595	1,857,000	1,657,075	41,480
1.2 Drainage Rehabilitation	339,482	711,856	372,374	2,322,033	2,473,314	151,281	443,237	2,765,270	3,550,000	2,776,477	11,207
1.3 Facility Rehabilitation	88,505	72,000	(16,505)	670,471	828,491	158,020	231,313	901,784	984,000	868,491	(33,293)
1.4 Kerb & Channel Rehab	414,602	34,630	(379,972)	1,003,553	1,318,694	315,141	651,263	1,654,816	1,073,000	1,319,844	(334,972)
1.5 Gravel Road Rehabilitation	118,075	172,910	54,835	2,134,062	2,403,754	269,692	277,360	2,411,422	2,572,000	2,572,000	160,578
1.6 Parks Rehabilitation	685,293	198,000	(487,293)	1,353,603	1,755,767	402,164	495,250	1,848,853	2,505,000	1,928,767	79,914
1.7 Path Rehabilitation	114,644	0	(114,644)	675,449	775,963	100,514	185,300	860,749	2,051,000	775,963	(84,786)
1.8 Landfill Rehabilitation	144,515	36,666	(107,849)	154,179	140,787	(13,392)	98,941	253,120	275,000	186,664	(66,456)
1.9 Sealed Road Rehabilitation	3,372,600	2,887,194	(485,406)	12,200,792	13,439,509	1,238,717	2,221,316	14,422,108	18,590,000	14,849,207	427,099
1.10 Sports Facility Rehabilitation	72,198	86,000	13,802	459,003	595,031	136,028	187,000	646,003	897,000	653,031	7,028
1.11 Street Furniture Rehabilitation	1,225,493	810,734	(414,759)	3,408,832	2,575,374	(833,458)	847,846	4,256,678	4,943,000	3,492,255	(764,423)
1.12 Water Quality Rehabilitation	22,716	5,800	(16,916)	107,160	246,000	138,840	40,411	147,571	250,000	250,000	102,429
1.13 Disturbed Land Management	0	0	0	0	0	0	74,996	74,996	0	24,691	(50,305)
Asset Rehabilitation total	6,830,177	5,024,790	(1,805,387)	25,862,369	28,202,759	2,340,390	5,996,595	31,858,964	39,547,000	31,354,465	(504,499)
Forecast 2020-21 FY variances mainly attributable to:											
1.4 Ross St - Error in forecast - works complete totalling \$374k, \$25k under budget; Trumper St - service relocation payments ahead of schedule, originally budgeted next FY.											
1.9 Keidges Rd - minor procurement and contract award delay pushing works into next FY; Resurfacing program - delays experienced due to contractor related issue and remaining resealing works expecting to push out due to cold weather.											
1.11 North Station Rd Retaining Wall - multi-year project - currently working ahead of schedule.											
2. Corporate Facilities											
2.1 New Facilities	1,535	31,710	30,175	481,560	566,958	85,398	137,168	618,728	928,000	598,670	(20,058)
2.2 Facility Upgrades	233,398	109,608	(123,790)	801,115	847,734	46,619	309,250	1,110,365	1,591,000	918,872	(191,493)
Corporate Facilities total	234,932	141,318	(93,614)	1,282,675	1,414,692	132,017	446,418	1,729,093	2,519,000	1,517,542	(211,551)
3. Flood Mitigation & Drainage											
3.1 Flood Mitigation	0	0	0	166,641	142,673	(23,968)	0	166,641	750,000	142,673	(23,968)
3.2 Local Drainage	26,684	43,500	16,816	232,895	382,485	149,590	30,622	263,517	930,000	442,485	178,968
Flood Mitigation & Drainage total	26,684	43,500	16,816	399,536	525,158	125,622	30,622	430,158	1,680,000	585,158	155,000
4. Local Amenity											
4.1 Divisional Allocation	0	0	0	(299)	0	299	0	(299)	0	0	299
4.2 Kerb and Channel	117,927	180,500	62,573	3,152,902	3,161,219	8,317	246,648	3,399,550	3,625,000	3,860,278	460,728
4.3 Streetscape Improvements	107,165	125,000	17,835	318,276	265,714	(52,562)	97,000	415,276	550,000	315,714	(99,562)
4.4 Provisional Projects	0	0	0	0	0	0	0	0	0	100,000	100,000
Local Amenity total	225,092	305,500	80,408	3,470,879	3,426,933	(43,946)	343,648	3,814,527	4,175,000	4,275,992	461,465
Forecast 2020-21 FY variances mainly attributable to:											
4.2 Springall St Kerb and Channel - Significant delay with delivery of pipes from Contractor. Works started late May and expect 30% complete by EOFY; William St Kerb and Channel - weather related rework and delays increased overall costs (on site costs & traffic management). Additional asphalt works completed - initial quantity was provisional.											

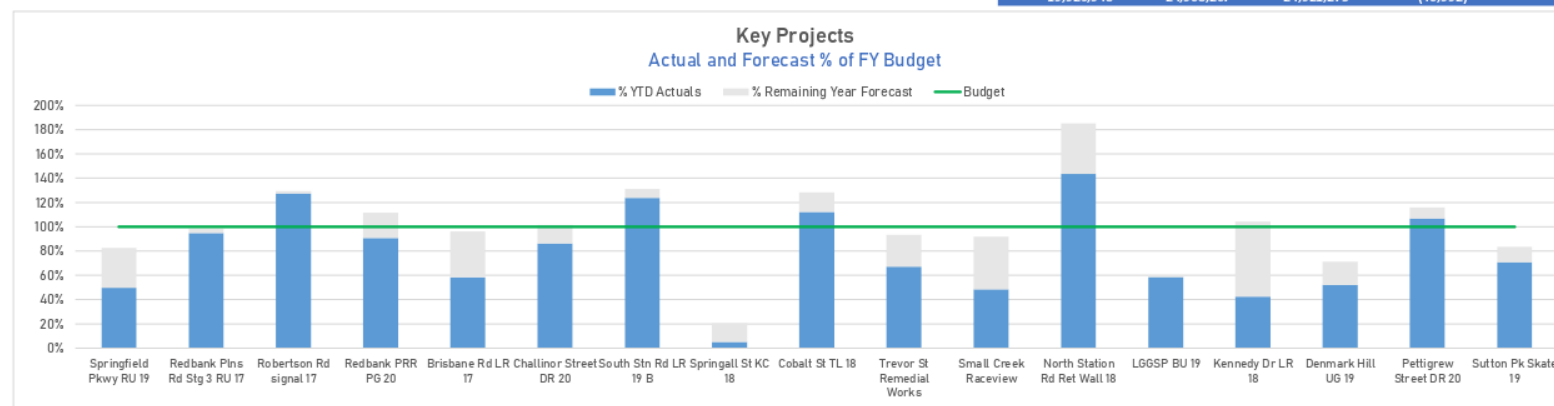
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IE Deliverable	Month			YTD			2020-21 Financial Year				
Capital Sub-Program	Actuals	Budget	Variance (Budget - Actuals)	Actuals	Budget	Variance (Budget - Actuals)	Forecast Remaining FY	Forecast Final Cost (exc C/O)	Adopted Budget	Current Approved Budget	Variance (Current Budget - Forecast)
5. Parks, Sports & Environment											
5.1 Strategic Parks and Sports	42,924	62,500	19,576	632,860	1,102,736	469,876	83,143	716,003	1,099,000	1,117,736	401,733
5.2 Developer Funded Parks	828,213	680,000	(148,213)	2,146,505	2,503,054	356,549	555,500	2,702,005	3,720,000	2,659,054	(42,951)
5.3 Local Parks and Sports	28,783	57,000	28,217	337,471	428,070	90,599	39,500	376,971	515,000	435,070	58,099
5.4 Enviroplan	290,828	404,720	113,892	1,777,547	2,115,760	338,213	479,581	2,257,128	1,962,000	2,266,030	8,902
5.5 Natural Environ Stormwater	309,806	420,400	110,594	1,483,385	2,499,227	1,015,842	1,085,400	2,568,785	3,690,000	2,502,027	(66,758)
Parks, Sports & Environment total	1,500,553	1,624,620	124,067	6,377,768	8,648,847	2,271,079	2,243,124	8,620,892	10,986,000	8,979,917	359,025
Forecast 2020-21 FY variances mainly attributable to:											
5.1 Springfield Sports Centre Drainage - Delays resulting from property issue have pushed construction into next FY.											
6. Transport & Traffic											
6.1 Strategic Transport	918,742	1,543,675	624,933	10,634,471	11,458,226	823,755	2,157,076	12,791,547	13,317,000	12,682,653	(108,894)
6.2 Road Safety and Operations	393,166	221,363	(171,803)	2,279,368	2,530,980	251,612	560,646	2,840,014	3,391,000	2,787,930	(52,084)
6.3 Sustainable Travel	646,443	527,000	(119,443)	3,210,892	3,584,684	373,792	832,652	4,043,544	4,482,000	4,477,592	434,048
Transport & Traffic total	1,958,351	2,292,038	333,687	16,124,731	17,573,890	1,449,159	3,550,374	19,675,105	21,190,000	19,948,175	273,070
Forecast 2020-21 FY variances mainly attributable to:											
6.1 Robertson Rd signals - delays related to major service conflicts, wet weather, easement not being exercisable, and delivery of materials; as well as rework due to ground conditions; Springfield Parkway Upgrade - multi-year project - contractor mobilisation later than expected and less works completed. Some service relocations and bulk of early works package to push into next FY.											
6.3 Bus stop projects, PTAIP BU 20 - Forecast reflects assets on order and projected delivery dates provided by supplier; and LGGSP BU 19 - 6 sites not being delivered this FY (4 watermain relocations and 1 property acquisition required, and 1 site on hold) and resubmitted in 2021-22 Translink grant submission											
Project Overheads total	(410,565)	0	410,565	321,831	0	(321,831)	(333,654)	(11,822)	0	0	11,822
Total Infrastructure Program	10,365,224	9,431,766	(933,458)	53,839,789	59,792,279	5,952,490	12,277,127	66,116,916	80,097,000	66,661,249	544,333
7. Fleet	489,703	1,511,310	1,021,607	1,354,827	2,794,310	1,439,483	2,176,518	3,531,345	4,870,000	3,946,020	414,675
8. Waste	86,550	98,680	12,130	774,829	1,025,300	250,471	280,221	1,055,050	1,122,000	1,122,000	66,950
9. Specialist Equipment	1,151	20,491	19,340	267,277	379,510	112,233	35,000	302,277	404,000	404,000	101,723
Forecast 2020-21 FY variances mainly attributable to:											
7. Major Plant Acquisitions - COVID still impacting major plant arrivals to Australia; Vehicle Replacement - Assets not delivered in May have been rescheduled and added to June. Fleet are in daily contact with the supplier, who is still confident in delivering the outstanding 38 vehicles before EOFY; Truck Replacement - truck delivery expected in June now pushed out due to delays related to COVID and stock availability.											
Total Capital Portfolio	10,942,628	11,062,247	119,619	56,236,723	63,991,399	7,754,676	14,768,866	71,005,589	86,493,000	72,133,269	1,127,680

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Key projects Based on highest budget values and excludes fleet, gravel resheeting and resurfacing programs. Other key projects could be identified based on input from Mayor and Councillors ie projects of community interest.

Project	Program	Sub-program	Project Phase	YTD Actual	Forecast FY Spend	Current Budget	FY Variance	FY Variance %
Springfield Pkwy RU 19	Transport And Traffic	Strategic Transport	3.0 Planning and Design	2,097,071	3,483,156	4,209,764	726,608	17%
Redbank Plns Rd Stg 3 RU 17	Transport And Traffic	Strategic Transport	3.0 Planning and Design	3,490,689	3,635,558	3,681,072	45,514	1%
Robertson Rd signal 17	Transport And Traffic	Strategic Transport	5.0 Closure	3,244,047	3,294,297	2,546,044	(748,253)	(29%)
Redbank PRR PG 20	Parks, Sport And Environment	Developer Funded Parks	4.0 Execution	1,561,458	1,921,458	1,722,273	(199,185)	(12%)
Brisbane Rd LR 17	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	938,837	1,543,106	1,607,738	64,632	4%
Challinor Street DR 20	Asset Rehabilitation	Drainage Rehabilitation	4.0 Execution	1,253,822	1,473,822	1,454,488	(19,334)	(1%)
South Stn Rd LR 19 B	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	1,626,298	1,721,298	1,314,313	(406,985)	(31%)
Springall St KC 18	Local Amenity	Kerb And Channel	4.0 Execution	65,838	265,838	1,295,844	1,030,006	79%
Cobalt St TL 18	Transport And Traffic	Road Safety And Operations	4.0 Execution	1,443,293	1,650,930	1,285,945	(364,985)	(28%)
Trevor St Remedial Works	Asset Rehabilitation	Street Furniture Rehabilitation	4.0 Execution	771,170	1,071,170	1,146,670	75,500	7%
Small Creek Raceview	Parks, Sport And Environment	Natural Environment/Stormwater	4.0 Execution	521,006	986,006	1,073,966	87,960	8%
North Station Rd Ret Wall 18	Asset Rehabilitation	Street Furniture Rehabilitation	4.0 Execution	1,396,152	1,800,152	972,585	(827,567)	(85%)
LGGSP BU 19	Transport And Traffic	Sustainable Travel	3.0 Planning and Design	547,274	557,274	934,859	377,585	40%
Kennedy Dr LR 18	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	305,688	751,397	720,769	(30,628)	(4%)
Denmark Hill UG 19	Parks, Sport And Environment	Enviroplan	3.0 Planning and Design	317,629	435,629	610,518	174,889	29%
Pettigrew Street DR 20	Asset Rehabilitation	Drainage Rehabilitation	3.0 Planning and Design	296,170	321,170	277,275	(43,895)	(16%)
Sutton Pk Skate 19	Asset Rehabilitation	Parks Rehab Inc Memorials	2.0 Concept	47,506	56,006	67,152	11,146	17%
				19,923,948	24,968,267	24,921,275	(46,992)	



Comments

Works completed on Robertson Rd Traffic Signals, processing final invoices. Poor ground and weather conditions, and higher number of water service relocations led to increased costs on South Station Rd rehabilitation works. Cobalt St tracking above budget with finalisation of signal works, concreting islands, turf and line marking to go. North Station Rd retaining wall is a multi-year project with works currently ahead of schedule.

Sutton Parkskate park is a multi-year project, with forecast reflecting current financial year portion of awarded contract. Significant delay experienced on Springall St kerb and channel works due to issue with delivery of pipes from contractor. Contractor mobilisation on Springfield Parkway later than expected together with supply issues and time required to locate gas main have affected timing of works. On the LGGSP bus stop upgrades project, property acquisition and water main relocations require some sites to be delivered next financial year.

Redbank Plains Recreation Reserve playground, Robertson Rd and Cobalt St signals, South Station Rd and Kennedy Dr road rehabilitation projects are all expected to be completed in June.

There are a number of Springfield road upgrade projects scheduled in the current and future years. Stage 1, Springfield Parkway and Springfield Greenbank Arterial, has a revised completion date in November 2022. Stage 3, Springfield Greenbank Arterial, has experienced delays related to the integration of the TMR multi-story car park access with ICC road upgrade works, expecting completion from November 2022 to April 2023. Stage 2, Springfield Parkway, is now expected to be completed in June 2024.

External Grant Funded Capital Expenditure

Project expenditure data summarised by external grant funding package

Grant Program	YTD Actual	Forecast FY Spend	Current Budget	FY Variance	FY Variance %	Approved Grant Value (2020-21 FY)
Covid Stimulus packages						
Local Roads & Community Infrastructure Program (LRCIP rnd 1)	1,720,271	1,850,271	1,616,090	(234,181)	(14%)	1,849,629
Local Roads & Community Infrastructure Program (LRCIP rnd 2)	3,775,493	5,921,880	4,843,195	(1,078,685)	(22%)	5,095,582
Unite and Recover Community Stimulus Package (URCSP)	1,478,341	2,135,841	2,053,432	(82,409)	(4%)	3,870,000
Works for Queensland (W4Q)	3,384,874	4,273,274	3,780,142	(493,132)	(13%)	4,440,000
	10,358,979	14,181,266	12,292,859	(1,888,407)		15,255,211
Other Grant packages						
Passenger Transport Accessible Infrastructure Program (PTAIP) & Bus Stop Shelter Program (BSSP)	478,148	540,148	841,108	300,960	36%	513,435
Local Government Grants and Subsidies Program (LGGSP)	547,274	557,274	934,859	377,585	40%	546,050
Cycle Network Local Government Grants Program (CNLGGP)	245,195	410,042	397,367	(12,675)	(3%)	176,142
Black Spot (BSPOT)	1,591,174	1,799,811	1,446,725	(353,086)	(24%)	1,430,780
Transport Infrastructure Development Scheme (TIDS)	3,490,689	3,635,558	3,681,072	45,514	1%	705,446
Local Economic Recovery Program (LERP)	5,826	178,826	250,000	71,174	28%	280,000
	6,358,305	7,121,659	7,551,131	429,472		3,651,853
	16,717,284	21,302,925	19,843,990	(1,458,935)		18,907,064

Comments

Local Roads & Community Infrastructure Program (LRCIP):

Works on 6 of 9 Round (Rnd) 1 projects completed with remaining projects on track to finish in June. Works on 1 of 8 Rnd 2 projects completed with 2 further projects expected to finish in June. Rnd 2 required to be completed by 31 Dec 2021.

Unite and Recover Community Stimulus Package (URCSP):

Budget below grant value due to savings anticipated on Small Creek and deferral of Sutton Park Skate Park construction. Grant extension to be sought for Sutton Park project. 2 of 6 projects completed with a further 3 expected to finish in June.

Works for Queensland (W4Q):

SES Depot Thorn St, Sarah Dr Pk wetland and Redbank Plains Recreation Reserve Playground are forecasting above budget with additional scope and variations. Works on 6 of 12 projects completed with remaining project expected to finish in June.

Passenger Transport Accessible Infra. & Bus Stop Shelter Programs (PTAIP & BSSP):

Last shelter expected to be completed in June. 4 sites not being delivered this financial year (2 requiring watermain relocations, 1 site on hold and 1 site removed from program).

Local Government Grants and Subsidies Program (LGGSP):

4 sites with watermain relocation, 1 with property acquisition, and 1 site on hold will not be delivered this financial year and have been resubmitted in 2021-22 grant submission (awaiting approval).

Cycle Network Local Government Grants Program (CNLGGP):

Works on Eastern Ipswich, Deebing Creek Bikeway Stage 2 and Queen Victoria Parade cycle facilities will continue into next financial year with grant extensions approved on all three projects. Delays have been experienced with finalising Ipswich Motorway bikeway and Redbank Plains & Springfield Cycle Count projects but are expected to be completed in June.

Black Spot (BSPOT):

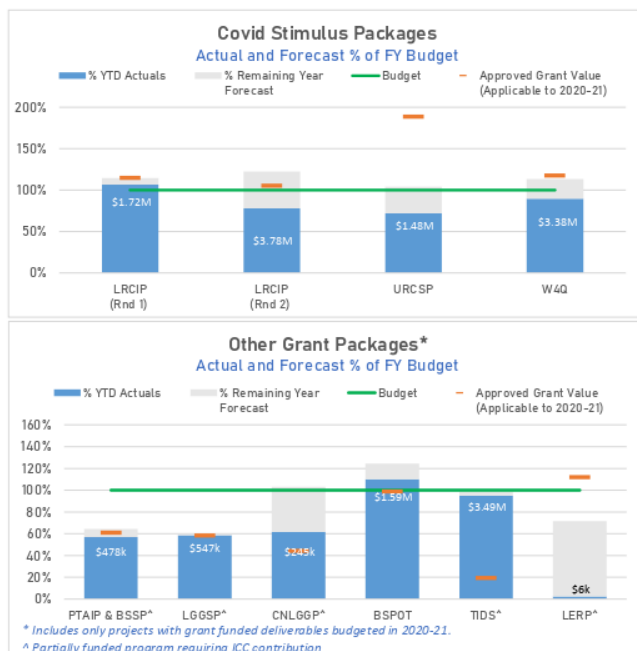
Old Logan Rd Addison Rd signals project forecast into 2021-22 with grant extension approved. Robertson Rd traffic signals project complete, with Cobalt St traffic signals forecast to complete in June above budget.

Transport Infrastructure Development Scheme (TIDS):

Redbank Plains Rd stage 3 is a partially grant funded multi-year project. Current year budget and forecast in line with current year design and preliminary works payments.

Local Economic Recovery Program (LERP):

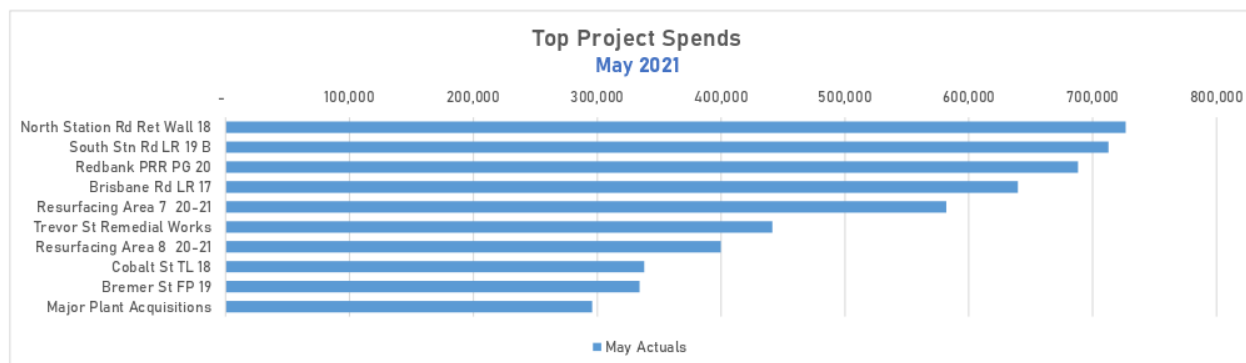
Works on Fire Station 101 Rehab expected to carry into 2021-22. Harding's Paddock Landscaping budgeted in 2021-22. Both on track to meet grant completion date of 30 June 2022.



Top 10 Project Spends

Period Actuals for the month of May

Project	Program	Sub-program	Project Phase	May Actuals
North Station Rd Ret Wall 18	Asset Rehabilitation	Street Furniture Rehabilitation	4.0 Execution	726,677
South Stn Rd LR 19 B	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	712,823
Redbank PRR PG 20	Parks, Sport And Environment	Developer Funded Parks	4.0 Execution	688,288
Brisbane Rd LR 17	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	639,653
Resurfacing Area 7 20-21	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	581,854
Trevor St Remedial Works	Asset Rehabilitation	Street Furniture Rehabilitation	4.0 Execution	441,458
Resurfacing Area 8 20-21	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	399,803
Cobalt St TL 18	Transport And Traffic	Road Safety And Operations	4.0 Execution	337,969
Bremer St FP 19	Transport And Traffic	Sustainable Travel	4.0 Execution	334,153
Major Plant Acquisitions	Fleet	Fleet Capital	4.0 Execution	296,000
				5,158,677



Forecast Budget Variances - Below Budget at 30 June 2021

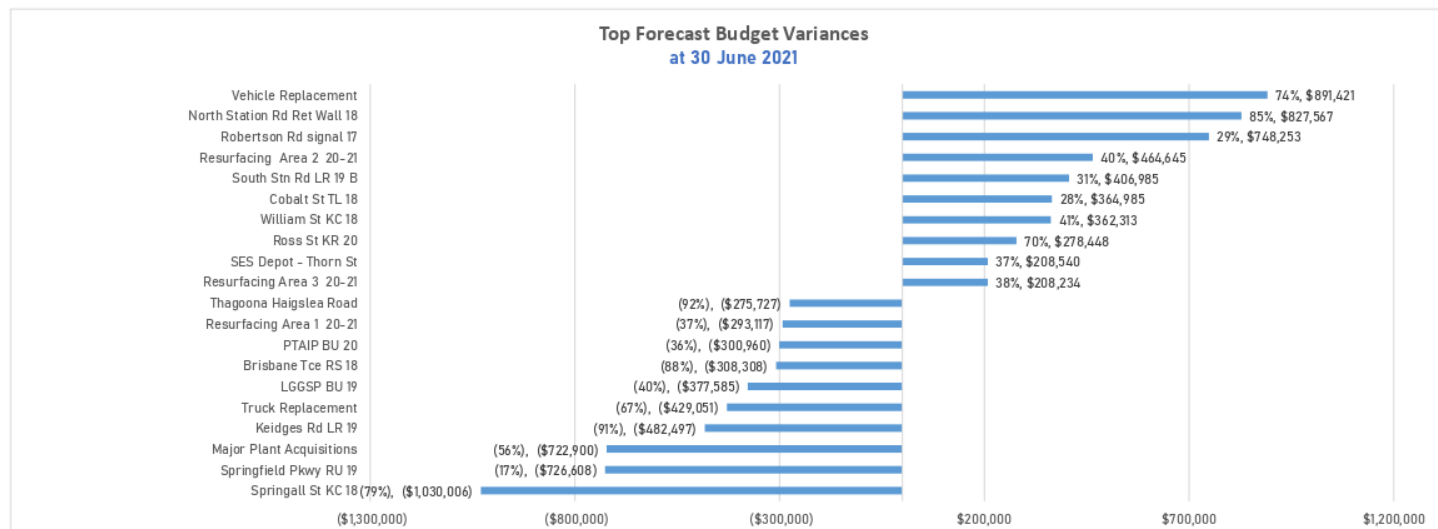
Projects selected by greatest budget variances forecast at 30 June 2021

Project	Program	Sub-program	Project Phase	YTD Actual	Forecast FY Spend	Current Budget	FY Variance	FY Variance %
Springall St KC 18	Local Amenity	Kerb And Channel	4.0 Execution	65,838	265,838	1,295,844	1,030,006	79%
Springfield Pkwy RU 19	Transport And Traffic	Strategic Transport	3.0 Planning and Design	2,097,071	3,483,156	4,209,764	726,608	17%
Major Plant Acquisitions	Fleet	Fleet Capital	4.0 Execution	325,930	558,930	1,281,830	722,900	56%
Keidges Rd LR 19	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	515	50,515	533,012	482,497	91%
Truck Replacement	Fleet	Fleet Capital	4.0 Execution	208,949	208,949	638,000	429,051	67%
LGGSP BU 19	Transport And Traffic	Sustainable Travel	3.0 Planning and Design	547,274	557,274	934,859	377,585	40%
Brisbane Tce RS 18	Transport And Traffic	Road Safety And Operations	4.0 Execution	41,692	41,692	350,000	308,308	88%
PTAIP BU 20	Transport And Traffic	Sustainable Travel	4.0 Execution	478,148	540,148	841,108	300,960	36%
Resurfacing Area 1 20-21	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	499,976	499,976	793,093	293,117	37%
Thagoona Haigslea Road	Asset Rehabilitation	Bridge And Culvert Rehabilitat	4.0 Execution	14,273	24,273	300,000	275,727	92%
				4,279,665	6,230,750	11,177,510	4,946,760	

Forecast Budget Variances - Above Budget at 30 June 2021

Projects selected by greatest budget variances forecast at 30 June 2021

Project	Program	Sub-program	Project Phase	YTD Actual	Forecast FY Spend	Current Budget	FY Variance	FY Variance %
Resurfacing Area 3 20-21	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	756,666	756,666	548,432	(208,234)	(38%)
SES Depot - Thorn St	Corporate Facilities	Facility Upgrades	4.0 Execution	651,208	766,208	557,668	(208,540)	(37%)
Ross St KR 20	Asset Rehabilitation	Kerb And Channel Rehabilitatio	4.0 Execution	374,292	675,292	396,844	(278,448)	(70%)
William St KC 18	Local Amenity	Kerb And Channel	5.0 Closure	1,238,406	1,238,406	876,093	(362,313)	(41%)
Cobalt St TL 18	Transport And Traffic	Road Safety And Operations	4.0 Execution	1,443,293	1,650,930	1,285,945	(364,985)	(28%)
South Stn Rd LR 19 B	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	1,626,298	1,721,298	1,314,313	(406,985)	(31%)
Resurfacing Area 2 20-21	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	1,589,093	1,629,093	1,164,448	(464,645)	(40%)
Robertson Rd signal 17	Transport And Traffic	Strategic Transport	5.0 Closure	3,244,047	3,294,297	2,546,044	(748,253)	(29%)
North Station Rd Ret Wall 18	Asset Rehabilitation	Street Furniture Rehabilitatio	4.0 Execution	1,396,152	1,800,152	972,585	(827,567)	(85%)
Vehicle Replacement	Fleet	Fleet Capital	4.0 Execution	578,076	2,101,594	1,210,173	(891,421)	(74%)
				12,897,531	15,633,936	10,872,545	(4,761,391)	



Comments

Vehicle Replacement

Vehicle purchases have been brought forward to account for under expenditure in other Fleet replacement programs. Assets for delivery for May have been rescheduled for June 2021. The Cab chassis are in the dealership waiting on customised fit outs of Trays, Lights etc.

North Station Rd Ret Wall 18

Multi-year project - currently working ahead of schedule.

Robertson Rd signal 17

Delays related to major service conflicts, wet weather, easement not being exercisable, and delivery of materials; as well as rework due to ground conditions.

Resurfacing Area 2 20-21

Variations not accounted for in budget. Additional works required at George St due to hydraulic fluid spill to be completed within June.

South Stn Rd LR 19 B

Poor ground and weather conditions meant increased traffic control cost. Higher number of water service relocations & copper line used. \$94k variation received, but not yet assessed. \$65k included in forecast as early indications are claim is excessive based on survey results.

Cobalt St TL 18

Completion of signalisation works, concreting islands, turf, line marking, and de-mobilisation.

William St KC 18

Weather related rework and delays increased overall costs (on site costs & traffic management). Additional asphalt works completed - initial quantity was provisional.

Ross St KR 20

Error in forecast - works complete totalling \$374k, \$25k under budget.

SES Depot - Thorn St

Additional scope approved. The project has been delayed due to wet weather however is now on track to be completed late June 2021.

Resurfacing Area 3 20-21

Area 1 & 3 Expenditure to be adjusted to reflect correct amounts spent this month. There have been issues with POs being raised to the wrong Project Number.

Thagoona Haigslea Road

Delivery will be late July - early August as insert to come from overseas.

Resurfacing Area 1 20-21

Area 1 & 3 Expenditure to be adjusted to reflect correct amounts spent this month. There have been issues with POs being raised to the wrong Project Number.

PTAIP BU 20

Last shelter expected to be completed in June. 4 sites not being delivered this FY (2 watermain relocations, 1 site on hold and 1 site removed from program).

Brisbane Tce RS 18

Due to delays in the procurement process, this project will now be delivered in late July.

LGGSP BU 19

4 sites with watermain relocation, 1 with property acquisition, and 1 site on hold not delivered this FY. Resubmitted in 2021-22 grant submission (awaiting approval).

Truck Replacement

Truck delivery forecast in June now pushed out due to COVID and cab chassis availability delays.

Keidges Rd LR 19

Some delays with procurement, contractor receiving traffic permits and mobilising on site, causing works to extend into 2021-22.

Major Plant Acquisitions

Major plant deliveries as advised by supplier - delays caused by COVID.

Springfield Pkwy RU 19

Contractor mobilisation later than expected in May, together with supply issues and time required to locate gas main, led to below forecast results for the month.

Springall St KC 18

Works started 24 May after significant delay with delivery of pipes from Contractor. Forecast 30% complete by EOFY.

Doc ID No: A7306000

ITEM: 5

SUBJECT: DEVELOPMENT APPLICATION RECOMMENDATION - 5201/2021/RAL
RECONFIGURING A LOT - 11 & 27 NICHOLAS STREET, IPSWICH

AUTHOR: PRINCIPAL PLANNER (DEVELOPMENT)

DATE: 28 MAY 2021

EXECUTIVE SUMMARY

This is a report concerning an application seeking approval for reconfiguring a lot, (two (2) lots into seven (7) lots) at 11 and 27 Nicholas Street, Ipswich.

The subject application requires determination by the Growth, Infrastructure and Waste Committee in accordance with the Framework for Development Applications and Related Activities Policy as the application has been made by Council and does not relate to the provision of standard local government infrastructure. Further, the application is considered a Sensitive Development Matter and has therefore been reviewed by an Independent Decision Review Panel.

The proposed development has been assessed with regard to the applicable assessment benchmarks. The proposed development generally complies with the assessment benchmarks or can be conditioned to comply as outlined in the attached Statement of Reasons.

RECOMMENDATIONS

That Council resolve to approve Development Application No. 5201/2021/RAL in part subject to conditions and attachments.

RELATED PARTIES

The related parties to this application are:

- Ipswich City Council (Applicant and Landowner)
- Sinclair Town Planning Pty Ltd (Town Planning Consultant)
- Veris Australia Pty Ltd (Surveyor)
- Queensland Government State Assessment Referral Agency (SARA) (Referral Agency)
- Energex (Referral Agency)

ADVANCE IPSWICH THEME LINKAGE

Managing growth and delivering key infrastructure

PURPOSE OF REPORT/BACKGROUND

SITE ADDRESS:	11 & 27 Nicholas Street, IPSWICH QLD 4305
APPLICATION TYPE:	Reconfiguring a Lot
PROPOSAL:	Two (2) Lots into Seven (7) Lots
ZONE:	CBD Primary Retail
OVERLAYS:	OV5 (adopted flood regulation line), OV7A (building height restriction area 45m & transitional surface) and OV7B (8km existing committed urban townships buffer)
APPLICANT:	Ipswich City Council C/- Sinclair Town Planning Pty Ltd
OWNER:	Ipswich City Council Program 31
EXISTING OR PROPOSED TRADING NAMES:	Nicholas Street Precinct – Tulumur Place, Ipswich Central Library, Ipswich City Council Administration Building, Bottle Alley
APPLICATION NO:	5201/2021/RAL
AREA:	15,506m ²
REFERRAL AGENCIES:	Queensland Government State Assessment Referral Agency (SARA)
EXISTING USE:	Civic Square and Library
PREVIOUS RELATED APPROVALS:	2229/17/RAL 1 lot into 3 lots 995/18/MCU Business Use (Cafe, Restaurant and/or Hotel) and Community Use (Library and Visitor Information Centre) 10301/19/MCU Business Use, Entertainment Use, Recreation Use & Shopping Centre
DATE RECEIVED:	5 March 2021
DECISION PERIOD START DATE:	18 May 2021
EXPECTED DETERMINATION DATE:	8 July 2021

SITE LOCATION:



Figure 1 - Site Locality



Figure 2 - Nicholas St Precinct Plan

SITE DETAILS AND SURROUNDING LAND USES:

The Nicholas Street Precinct is the area of land bound by Bremer Parade to the north, Bell Street to the east, Brisbane Street to the south and Ellenborough Street to the west. This area is currently under redevelopment by Ipswich City Council and includes the new Ipswich Central Library, Administration Building, Tulmur Place and refurbished areas for entertainment, dining, retail and recreational type uses. The subject application particularly relates to the areas associated with Tulmur Place, Ipswich Central Library, the northern and southern portion of the Eats Building, and areas that are used for vehicle and pedestrian thoroughfare, which include the basement carpark and the vehicle accessway between Nicholas Street and Union Place.

PROPOSAL:

The applicant proposes to reconfigure 11 and 27 Nicholas Street, Ipswich (Lot 1 SP300605 and Lot 2 RP209886) within the Nicholas Street precinct to simplify land title arrangements in recognition of the building works and other improvements on the land.

A total of seven (7) new lots are proposed, being a combination of standard and volumetric lots. The proposal is summarised as follows:

- Lot 1 on SP300605 (27 Nicholas Street) – proposes to reconfigure one (1) standard format lot into three (3) standard format lots (lots, 1, 2 and 5) and create two (2) volumetric lots (lots 3 and 4); and
- Lot 2 on RP209886 (11 Nicholas Street) – proposed to reconfigure one (1) standard format lot into two (2) standard format lots (lots 100 and 101).

Upon completion of the development the following lots will exist:

Lot 1 on SP300605 (27 Nicholas Street)

- Proposed Lot 1 – standard format lot with an area of 9,751m² containing Tulmur Place and associated car parking and manoeuvring areas accessed via Bremer Street;

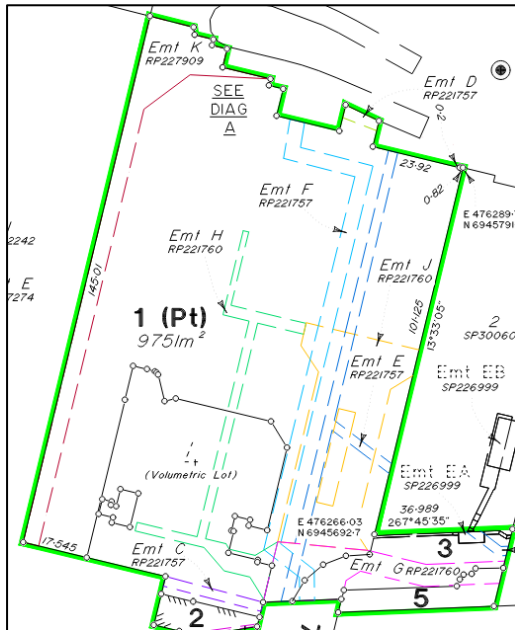


Figure 3 - Proposed Lot 1

- Proposed Lot 2 – standard format lot with an area of 195m² containing the northern portion of the Eats Building and accessed via Nicholas Street;

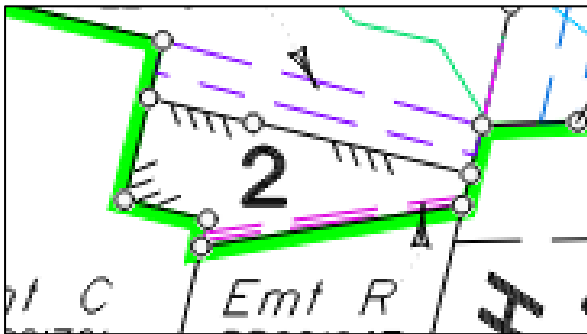


Figure 4 - Proposed Lot 2

- Proposed Lot 3 – volumetric lot with an area 652m² and a volume of 9,780m³ that follows the alignment of the road that links Nicholas Street and Union Place. This sits on proposed lot 1 and extends 15m above the plaza level. The height accommodates the movement of vehicles of all types that will be required to move between Nicholas Street and Union Place.

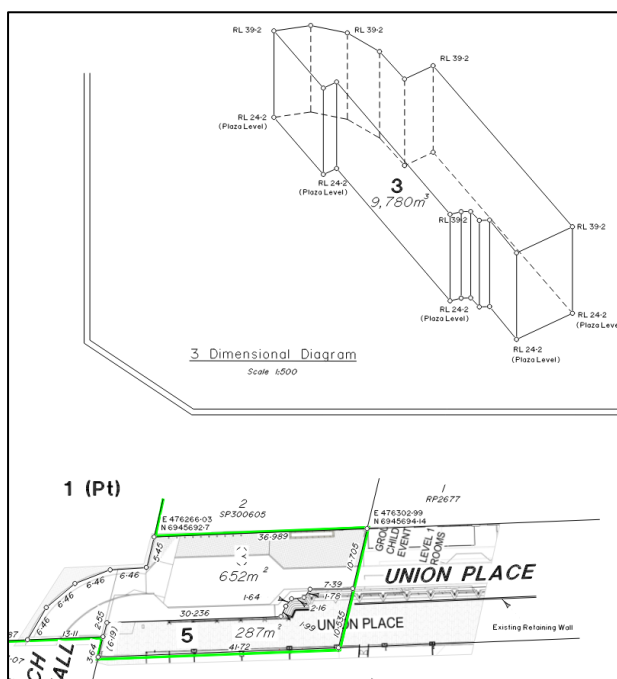


Figure 5 - Proposed Lot 3

- Proposed Lot 4 – volumetric lot with an area of 2,231m² and a volume of 38,900m³ that contains the Ipswich Central Library. This sits on proposed lot 1 and above the plaza level, the lot is described by the outside face of the glass and extends to a height of 17.32m and includes all rooftop plant and equipment. The volume below podium level extends 4.25m and encompasses vertical transport for library exclusive use and the after-hours library book return and sorting area.

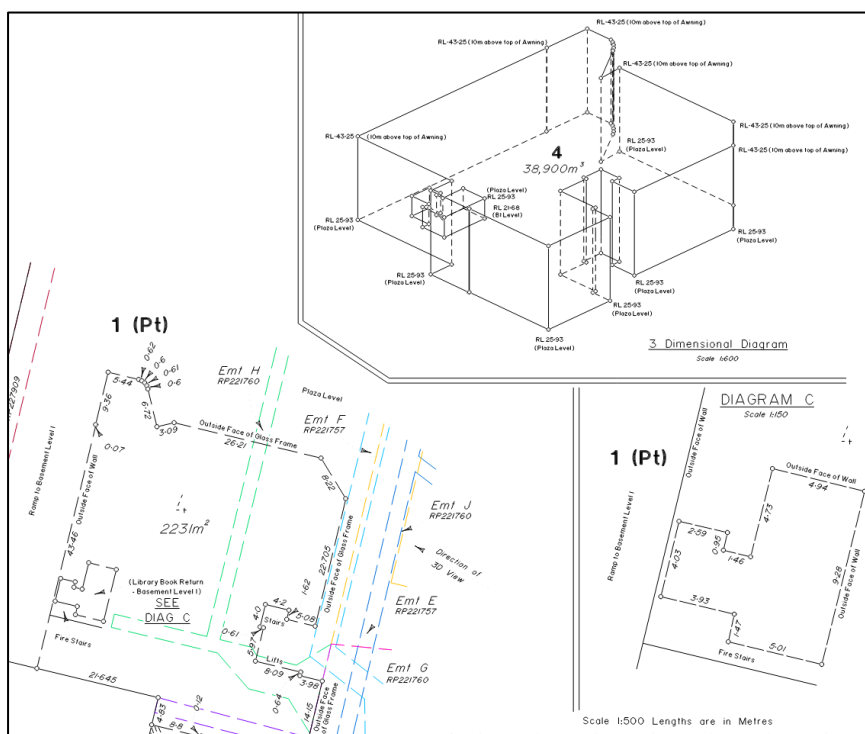


Figure 6 - Proposed Lot 4

- Proposed Lot 5 – standard format lot with an area 287m^2 containing the pedestrian thoroughfare and outdoor dining area associated with the Metro Building and is accessed via proposed lot 4, Union Place or Nicholas Street.

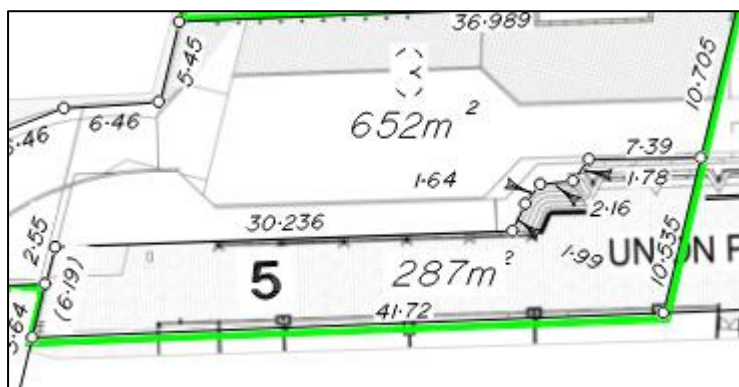


Figure 7 - Proposed Lot 5

Lot 2 on RP209886 (11 Nicholas Street)

- Proposed Lot 100 – standard format lot with an area of 346m^2 containing the southern portion of the Eats Building and accessed via Nicholas Street.
- Proposed Lot 101 – standard format lot with an area of 90m^2 containing part of the elevated pedestrian thoroughfare known as Bottle Alley via an existing access easement.

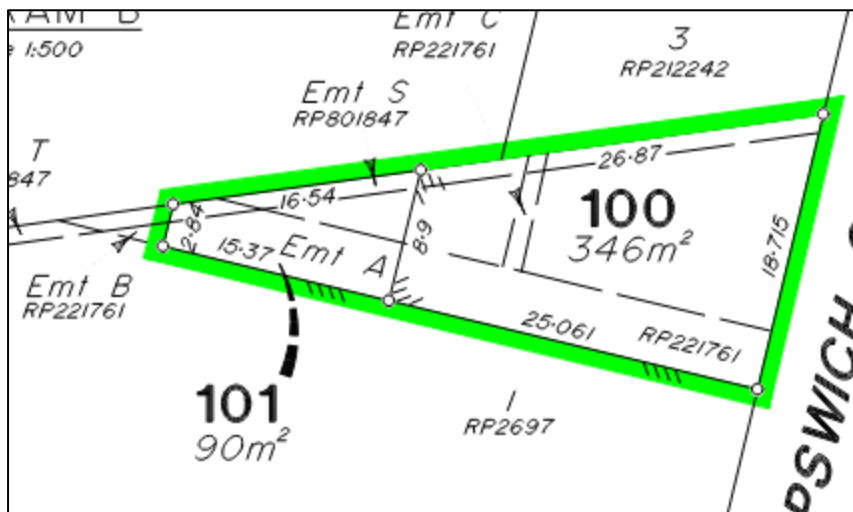


Figure 8 – Proposed Lot 100 & 101

As detailed above the proposed lot configuration are a land titling management exercise based on existing buildings and works and no new works are proposed nor are additional connections to the infrastructure networks provided.

In order to provide ongoing means of access for reliant uses to and from the car parking area and ensure this parking area remains accessible in perpetuity the applicant proposes that a Building Management Statements (BMS) be created. The BMS will be required to provide for an ongoing legal right for proposed lots 2, 4 and 100 to common building management

items (e.g. support, shared services/utilities, pedestrian and vehicle access) on proposed lot 1.

Proposed lot 3 contains the vehicle thoroughfare linking Nicholas Street and Union Place. This lot is proposed to be dedicated as a reserve for road purposes or created as a freehold lot with a Schedule of Trust (Road) in order to ensure that public pedestrian and vehicle access will be maintained in perpetuity.

Proposed lot 5 contains the southern side of the pedestrian thoroughfare linking Nicholas Street and Union Place. This lot is proposed to be retained within freehold title and to ensure ongoing public access, the applicant has proposed to include a public thoroughfare easement across part of this lot to permit public pedestrian movement through the lot between Nicholas Street and Union Place.

ASSESSMENT BENCHMARKS:

The application is Code Assessable and has been assessed against the assessment benchmarks set out by the categorising instruments in accordance with section 45(3)(a) of the *Planning Act 2016*.

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

Categorising Instrument	Assessment Benchmarks
State Planning Policy July 2017, Part E	Planning for liveable communities and housing Planning for economic growth Planning for environment and heritage Planning for safety and resilience to hazards Planning for infrastructure
Ipswich Planning Scheme 2006	City Centre Code (Part 5) Development Constraints Overlays Code (Part 11, division 4) Reconfiguring a Lot Code (Part 12, division 5)

The application was found to comply with the assessment benchmarks applying to the development.

OTHER MATTERS GIVEN REGARD:

The assessment has given regard to the relevant matters identified in section 27 of the *Planning Regulation 2017* and in accordance with section 45(3)(b) of the *Planning Act 2016*.

The assessment has given regard to the following matters:

Relevant matter	Given regard to
Planning Regulation 2017, s27(1)(d)	(i) the regional plan for a region, to the extent the regional plan is not identified

	<p>in the planning scheme as being appropriately integrated in the planning scheme;</p> <p>(ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and</p>
Planning Regulation 2017, s27(1)(f)	any development approval for, and any lawful use of, the premises or adjacent premises; and
Planning Regulation 2017, s27(1)(g)	the common material.

OTHER RELEVANT INFORMATION:

Appropriateness of Lot Sizes and Dimensions

The lots as proposed have been specifically dimensioned to accommodate the existing built form, buildings and thoroughfares located within the site, and are considered to be of a sufficient area and dimension.

Access and Roadworks

The proposed lots maintain the existing access arrangements within this area and will provide a lawful means of public access between Nicholas Street and Union place by the creation of proposed lot 3.

Development Constraints Overlays

The land is affected by the adopted flood regulation line and defence facilities overlays and as such, the provisions of the development constraints overlays code are applicable to the assessment of the proposed development. As the proposal involves creating lots that are dimensioned to specifically reflect the current and approved built form, it is considered that the provisions in the development constraints overlay code are not relevant.

NOTICE ABOUT THE DECISION (STATEMENT OF REASONS):

In accordance with section 63 of the *Planning Act 2016*, a 'notice about the decision' is required for this application. Accordingly, a Statement of Reasons is included with this decision. This Statement of Reasons provides the justification for Council's decision (Refer Attachment 3).

INFRASTRUCTURE CHARGES AND INFRASTRUCTURE AGREEMENTS:

Not applicable. The subject site is in a deemed demand area and no additional demand is proposed as part of this application.

RESOURCE IMPLICATIONS

This report relates to Council acting in its capacity as the assessment manager for development applications. The development application fee was paid to cover Council's costs in this regard and as such, there are no financial or resource implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

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

As Council is both the applicant and the assessment manager in relation to this application there is a risk of influence on decision making via a potential conflict of interest. In order to mitigate this risk the draft recommendation was referred to the Independent Decision Review Panel in accordance with the related policy and procedure. The External Consultation section of the report discusses the results of this review in detail.

HUMAN RIGHTS IMPLICATIONS

Section 58(1) of the *Human Rights Act 2019* makes it unlawful for council to act or make a decision:

- (a) in a way that is not compatible with human rights; or
- (b) in making a decision, to fail to give proper consideration to a human right relevant to the decision.

The recommendation states that Council resolve to approve development application no. 5201/2021/RAL subject to conditions and attachments. The recommendation to approve development application no. 5201/2021/RAL subject to conditions and attachments has been subject to a human rights analysis to ensure:

- (a) the decision to is compatible with human rights;
- (b) proper consideration is given to human rights relevant to that decision.

A Human Rights Assessment has been undertaken and the outcome of the human rights analysis is that the decision to is compatible with human rights.

LEGAL/POLICY BASIS

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

COMMUNITY AND OTHER CONSULTATION

The development application is code assessable and was therefore not required to follow the public notification process pursuant to the Planning Act. Notwithstanding, all relevant application material is accessible via Council's PD ePathway Service.

REFERRAL AGENCY

The Queensland Government State Assessment Referral Agency (SARA) are a referral agency for the application, owing to be the site being located adjacent to a state transport corridor (Ipswich Railway Line) and exceeding the state transport infrastructure threshold of the site area being greater than 12,000m². The department provided a response dated 20 April 2021 with no requirements in relation to this application (refer to Attachment 4).

Energex are a referral agency for the application, owing to part of the site being subject to an easement for the benefit of a distribution entity, or transmission entity under the Electricity Act. Energex provided a response dated 7 April 2021 requiring the development to be carried out in accordance with the submitted plans and the conditions of an easement in favour of Energex to be maintained at all times (refer to Attachment 5).

INTERNAL CONSULTATION

The application and common material was presented to Council's Initial Development Assessment Panel (consisting of various representatives from across the organisation) for review upon lodgement. The comments made by the panel have been considered in drafting the recommendation.

EXTERNAL CONSULTATION








The development application is classified as a Sensitive Development Matter and therefore requires review by an Independent Decision Review Panel prior to being determined, in accordance with the Council policy titled Framework for Development Applications and Related Activities. The Independent Decision Review Panel has been selected in accordance with the related procedure, and contains only one member, being Kelly Alcorn (Planning and Environment Lawyer, employed as a Planning & Environment Specialist by Cartell Newell). In this instance, it was considered appropriate to select only one member for the panel as the application is primarily a titling exercise utilising the footprint of existing built form and there are few technical aspects associated with the proposal which require additional expertise.

The draft recommendation was provided to the Independent Decision Review Panel 4 June 2021 (refer to Attachment 6), and the Independent Decision Review Panel Report was received on 8 June 2021 (refer to Attachment 7). The panel concluded that it is satisfied with the intention of the proposed Council recommendation, being to recommend approval of the application subject to conditions.

CONCLUSION

An assessment of the proposed reconfiguring a lot (two (2) lots into seven (7) lots) at 11 & 27 Nicholas Street, Ipswich has been undertaken and it has been determined that the proposed development generally complies with the assessment benchmarks or can be conditioned to comply as outlined in the attached Statement of Reasons. It is therefore recommended that this development application be decided in accordance with the recommendations and attachments of this report.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Draft Decision Notice ↓ 
2.	Draft DA Plans Approved ↓ 
3.	Draft Statement of Reasons ↓ 
4.	Referral Agency Response (Queensland Government - SARA) ↓ 
5.	Referral Agency Response (Energex) ↓ 
6.	Application Material to Independent Decision Review Panel ↓ 
7.	Independent Decision Review Panel Report ↓ 

Grant Johnson

PRINCIPAL PLANNER (DEVELOPMENT)

I concur with the recommendations contained in this report.

Mitchell Grant

DEVELOPMENT ASSESSMENT CENTRAL MANAGER

I concur with the recommendations contained in this report.

Anthony Bowles

MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Peter Tabulo

GENERAL MANAGER, PLANNING AND REGULATORY SERVICES

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

Your reference
Our reference 5201/2021/RAL:GJ
Contact Officer Grant Johnson
Telephone (07) 3810 7540



Ipswich City Council

45 Roderick Street
PO Box 191
IPSWICH QLD 4305

Phone (07) 3810 6666
Fax (07) 3810 6731
Email council@ipswich.qld.gov.au

ipswich.qld.gov.au

Ipswich City Council
C/- Sinclair Town Planning Pty Ltd
Leisa.Sinclair@sinclairplanning.com.au

[decision date]

Dear Leisa

Re: Development Application – Approval
Application No: 5201/2021/RAL
Proposal: Reconfiguring a Lot - Two (2) Lots into Seven (7) Lots
Property Location: 11 Nicholas Street, IPSWICH QLD 4305, 27 Nicholas Street, IPSWICH QLD 4305

I refer to the above development application which was decided on [decision date].

Enclosed with this letter is the Decision Notice, including:

- ☐ Attachment A – Assessment Manager's Conditions
- ☐ Attachment B – Approved Plans
- ☐ Infrastructure Charges Notice
- ☐ Appeal Rights

If you have any queries regarding this application, please contact Grant Johnson on the telephone number listed above.

Yours faithfully

Mitchell Grant
DEVELOPMENT ASSESSMENT CENTRAL MANAGER

CC.
Urban Utilities
development@urbanutilities.com.au

Queensland Government State Assessment Referral Agency (SARA)
ipswichSARA@dsdmip.qld.gov.au

Our Reference 5201/2021/RAL:GJ
Contact Officer Grant Johnson
Telephone (07) 3810 7540



[decision date]

DECISION NOTICE APPROVAL

(Given under section 63(2) of the *Planning Act 2016*)

Applicant details

Applicant name: Ipswich City Council C/- Sinclair Town Planning Pty Ltd
Applicant contact details: Leisa.Sinclair@sinclairplanning.com.au

Application details

Application number: 5201/2021/RAL
Application type: Reconfiguring a Lot
Description of proposed development: Two (2) Lots into Seven (7) Lots
Date application received: 5 March 2021

Site details

Property location: 11 & 27 Nicholas Street, IPSWICH QLD 4305
Real property description: Lot 1 SP 300605 & Lot 2 RP 209886

Decision

Date of decision: [decision date]
Decision Authority: Growth, Infrastructure and Waste Committee

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Reconfiguring a Lot - Two (2) Lots into Seven (7) Lots	Development Permit	Approved in full subject to the conditions set out in Attachment A	4 years

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

3. Approved Plans Specifications and Drawings

The approved plans, specifications and drawings for this development approval are:

- (a) The plans and documents referred to in the table below (including the amendments that are required to be made to those plans and documents); and
- (b) Where the amended version of the plans and documents referred to in the table below have been approved by the Assessment Manager, the amended version of those plans and documents.

The plans referenced below are included as Attachment B of this decision notice.

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: reconfiguring a lot				
432274-PP02 Sheet 1 of 3	Plan of Proposed Lots 1-5, 100 & 101 Cancelling Part of Lot 1 on SP300605 & Lot 2 on RP209886 Issue B	Veris Australia Pty Ltd	9 February 2021	N/A
432274-PP02 Sheet 2 of 3	Plan of Proposed Lots 1-5, 100 & 101 Cancelling Part of Lot 1 on SP300605 & Lot 2 on RP209886 Issue B	Veris Australia Pty Ltd	9 February 2021	N/A
432274-PP02 Sheet 3 of 3	Plan of Proposed Lots 1-5, 100 & 101 Cancelling Part of Lot 1 on SP300605 & Lot 2 on RP209886 Issue B	Veris Australia Pty Ltd	9 February 2021	N/A

4. Referral Agencies

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Queensland Government State Assessment Referral Agency (SARA)	Concurrence	<u>State Transport Infrastructure</u> Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 (Planning Regulation 2017) <u>State Transport Corridor</u> Schedule 10, Part 9, Division 4, Subdivision 2, Table 1,	SEQ West (Ipswich) Post: PO Box 129, IPSWICH QLD 4305 Email: IpswichSARA@dsd mip.qld.gov.au Ph: (07) 3432 2413
Energex	Advice	<u>Electricity Infrastructure</u> Schedule 10, Part 9, Division 2 (Planning Regulation 2017)	Post: GPO Box 1461 BRISBANE QLD 4001 Email: townplanning@eng ergex.com.au

Refer to Attachment C for Referral Agency conditions.

5. Variation Approval

Not applicable to this decision.

6. Further Development Permits

Not applicable to this decision.

7. Environmental Authority

Not applicable to this decision.

8. Properly Made Submissions

Not applicable to this decision.

9. Currency period for the approval (section 85 of the *Planning Act 2016*)

The currency period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. Unless the currency period is extended by the Assessment Manager pursuant to section 87 of the *Planning Act 2016*, this development approval lapses in accordance with section 85 of the *Planning Act 2016*.

10. When approval lapses if development started but not completed— variation approval

Not applicable to this decision.

11. Other requirements under section 43 of the Planning Regulation 2017

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

- (a) No infrastructure charges have been levied by Council for the proposed development.
- (b) From 1 July 2014, the Central SEQ Distributor-Retailer Authority (QUU) will issue all Infrastructure Charges Notices for charges relating to water and wastewater. For further information, it is recommended that you contact QUU's developer customer service team on (07) 3432 2200.

14. Submitting Change Representations to Request a Negotiated Decision Notice

In accordance with section 75 of the Planning Act 2016, the applicant may submit change representations to request a negotiated decision notice, during the applicant's appeal period, about changing a matter in the development approval (other than a matter stated because of a referral agency response or a development condition imposed under a direction by the Minister).

The applicant's appeal period is 20 business days, and any change representations must be submitted and assessed during this time, unless the applicant suspends the appeal period. To ensure both the applicant and the assessment manager have sufficient time to consider the change representations, it is recommended that the applicant suspend the appeal period (refer to section 75(2) of the Planning Act 2016) prior to submitting their change representations. This will allow an additional 20 business days for the applicant to submit their change representations, if required, and up to 20 business days for the assessment manager to consider the representations from the date the change representations are received.

Ipswich City Council does not charge an application fee for the submission of change representations.

For more information, please refer to the State Government's fact sheet on Change Representations: <https://dilgpprd.blob.core.windows.net/general/factsheet-change-representations.pdf>.

15. Appeal Rights

Applicant's appeal rights

You have appeal rights in relation to this decision. An appeal may be made against, as applicable:

- ☐ the refusal of part of the development application; or
- ☐ a provision of the development approval; or
- ☐ if a development permit was applied for, the decision to give a preliminary approval.

An appeal must be started within 20 business days after this notice is given to you.

An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, to a development tribunal.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights.

An extract from the *Planning Act 2016* about appeal rights is attached to this decision notice.

Attachment A
Assessment Manager's Conditions
File No: 5201/2021/RAL
Location: 11 Nicholas Street & 27 Nicholas Street, IPSWICH QLD 4305
Proposal: Reconfiguring a Lot - Two (2) Lots into Seven (7) Lots

Assessment Manager (Ipswich City Council) Conditions		
Conditions applicable to this approval under the Planning Act 2016		
No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in Schedule 24 – Dictionary of the <i>Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i>.</p>	From the commencement of the construction of the development and at all times thereafter.
2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.
3.	Rates in Arrears	
	The applicant must pay any outstanding rates and other expenses as a charge against the land in accordance with the provisions of <i>Planning Act 2016</i> .	Prior to the assessment manager signing the subdivision plan.
4.	Requirements Before the Development May Start	
	Unless otherwise approved in writing by the assessment manager, the applicant must register proposed lots 1 and 2 of stage 2 associated with development permit no. 2229/2017/RAL with the Department of Resources.	Prior to or in conjunction with the registration of the relevant plan of subdivision associated with this development permit.
5.	Subdivision Plan	
(a)	<p>The applicant must submit to the assessment manager a subdivision plan generally in accordance with the approved plans outlined in part 3 of the development permit. The subdivision plan must include:</p> <p>(a) lot 3 as either a reserve for road purposes or a freehold lot with a Schedule of Trust for Road</p>	Prior to the assessment manager signing the relevant subdivision plan.

Item 5 / Attachment 1.

Ipswich City Council

Page 8

	<p>Purposes. If the latter, the Schedule of Trust for Road Purposes must be registered on title and must permit public pedestrian and vehicle access in perpetuity.</p> <p>(b) lot 5 must include a public thoroughfare easement to permit public pedestrian movement through the lot. The easement must be a minimum of two metres wide and run alongside the building façade, connecting the pedestrian footpath along the southern side of Union Place to the east of the lot to the Nicholas Street footpath to the west of the lot.</p>	
(b)	<p>The applicant must submit to the assessment manager a Building Management Statement(s) which provide for an ongoing legal right for proposed lots 2, 4 and 100 to common building management items (e.g. support, shared services/utilities, pedestrian and vehicle access) on proposed lot 1.</p>	<p>Prior to or in conjunction with the lodgement of the application to sign the relevant subdivision plan.</p>
(c)	<p>The applicant must register the Building Management Statements as required by (b) above on the title of proposed lots 1, 2, 4 and 100.</p> <p>An undertaking must be provided to the assessment manager to ensure compliance with this condition is achieved.</p>	<p>In conjunction with the registration of the relevant survey plan or immediately after the relevant survey plan is registered.</p>

6.	Stages For Reconfiguration	
	<p>The applicant may either undertake the development together or in the following parts (with each part able to occur independent of the other):</p> <p>(i) Lot 1 on SP300605 – one (1) lot into three (3) standard format lots (lots, 1, 2 and 5) and two (2) volumetric lots (lots 3 and 4); and</p> <p>(ii) Lot 2 on RP209886 – one (1) standard format lot into two (2) standard format lots (lots 100 and 101).</p>	<p>In conjunction with the lodgement of the application to sign the relevant subdivision plan.</p>

Assessment Manager (Ipswich City Council) Advice

The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

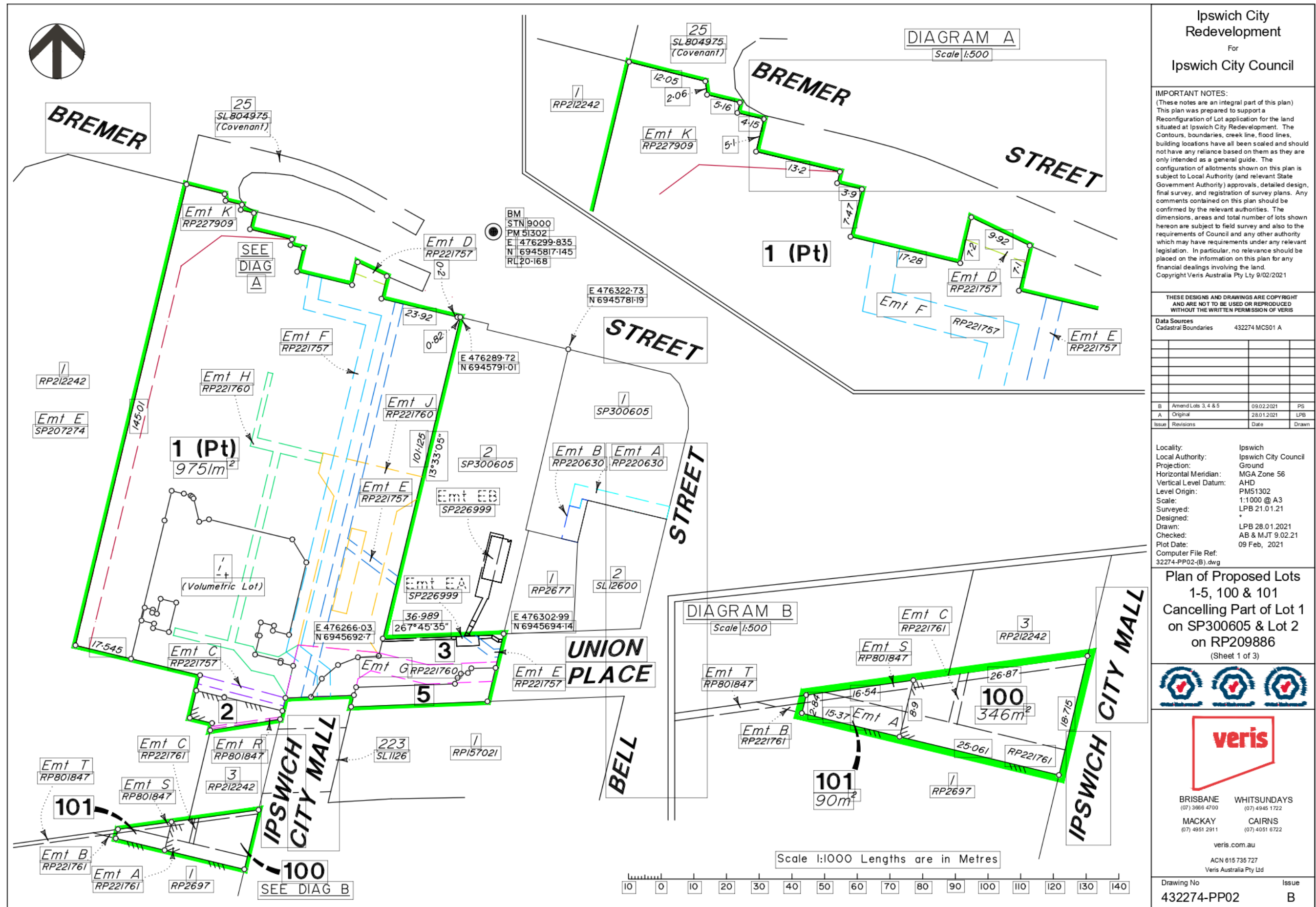
1.	Local Government Regulation 2012
	<p>This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i>. This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please</p>

Item 5 / Attachment 1.

Ipswich City Council

Page 9

	contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.
2.	<i>Section 73 of the Planning Act 2016</i>
	Pursuant to <i>section 73 of the Planning Act 2016</i> , a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.



IMPORTANT NOTES:
(These notes are an integral part of this plan)
This plan was prepared to support a
Reconfiguration of Lot application for the land
situated at Ipswich City Redevelopment. The
Contours, boundaries, creek line, flood lines,
building locations have all been scaled and should
not have any reliance based on them as they are
only intended as a general guide. The
configuration of allotments shown on this plan is
subject to Local Authority (and relevant State
Government Authority) approvals, detailed design,
final survey, and registration of survey plans. Any
comments contained on this plan should be
confirmed by the relevant authorities. The
dimensions, areas and total number of lots shown
hereon are subject to field survey and also to the
requirements of Council and any other authority
which may have requirements under any relevant
legislation. In particular, no reliance should be
placed on the information on this plan for any
financial dealings involving the land.
Copyright Veris Australia Pty Ltd 9/02/2021

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AND ARE NOT TO BE USED OR REPRODUCED
WITHOUT THE WRITTEN PERMISSION OF VERIS

Data Sources	
Cadastral Boundaries	432274 MCS01 A

B	Attend Lots 3, 4 & 5	09.02.2021	PS
A	Original	28.01.2021	LPB
	Revisions	Date	

Locality: Ipswich
 Local Authority: Ipswich City Council
 Projection: Ground
 Horizontal Meridian: MGA Zone 56
 Vertical Level Datum: AHD
 Level Origin: PM51302
 Scale: 1:1000 @ A3
 Surveyed: LPB 21.01.21
 Designed: *
 Drawn: LPB 28.01.2021
 Checked: AB & MJT 9.02.21
 Plot Date: 09 Feb, 2021
 Computer File Ref:
 32274-PP02-(B).dwg

**Plan of Proposed Lots
1-5, 100 & 101
Cancelling Part of Lot 1
on SP300605 & Lot 2
on RP209886
(Sheet 2 of 3)**



BRISBANE (07) 3666 4700
MACKAY (07) 4951 2911

WHITSUNDAYS (07) 4945 1722
CAIRNS (07) 4051 6722

veris.com.au

ACN 615 735 727

Veris Australia Pty Ltd

Drawing No
432274-PP02

B

IMPORTANT NOTES:
(These notes are an integral part of this plan)
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Data Sources	
Cadastral Boundaries	432274 MCS01 A

B	Amend Lots 3, 4 & 5	09.02.2021	PS
A	Original	28.01.2021	LPB
Issue	Revisions	Date	

Locality: Ipswich
 Local Authority: Ipswich City Council
 Projection: Ground
 Horizontal Meridian: MGA Zone 56
 Vertical Level Datum: AHD
 Level Origin: PM51302
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Plan of Proposed Lots
1-5, 100 & 101
Cancelling Part of Lot 1
on SP300605 & Lot 2
on RP209886
(Sheet 3 of 3)



BRISBANE (07) 3666 4700
MACKAY (07) 4951 2911

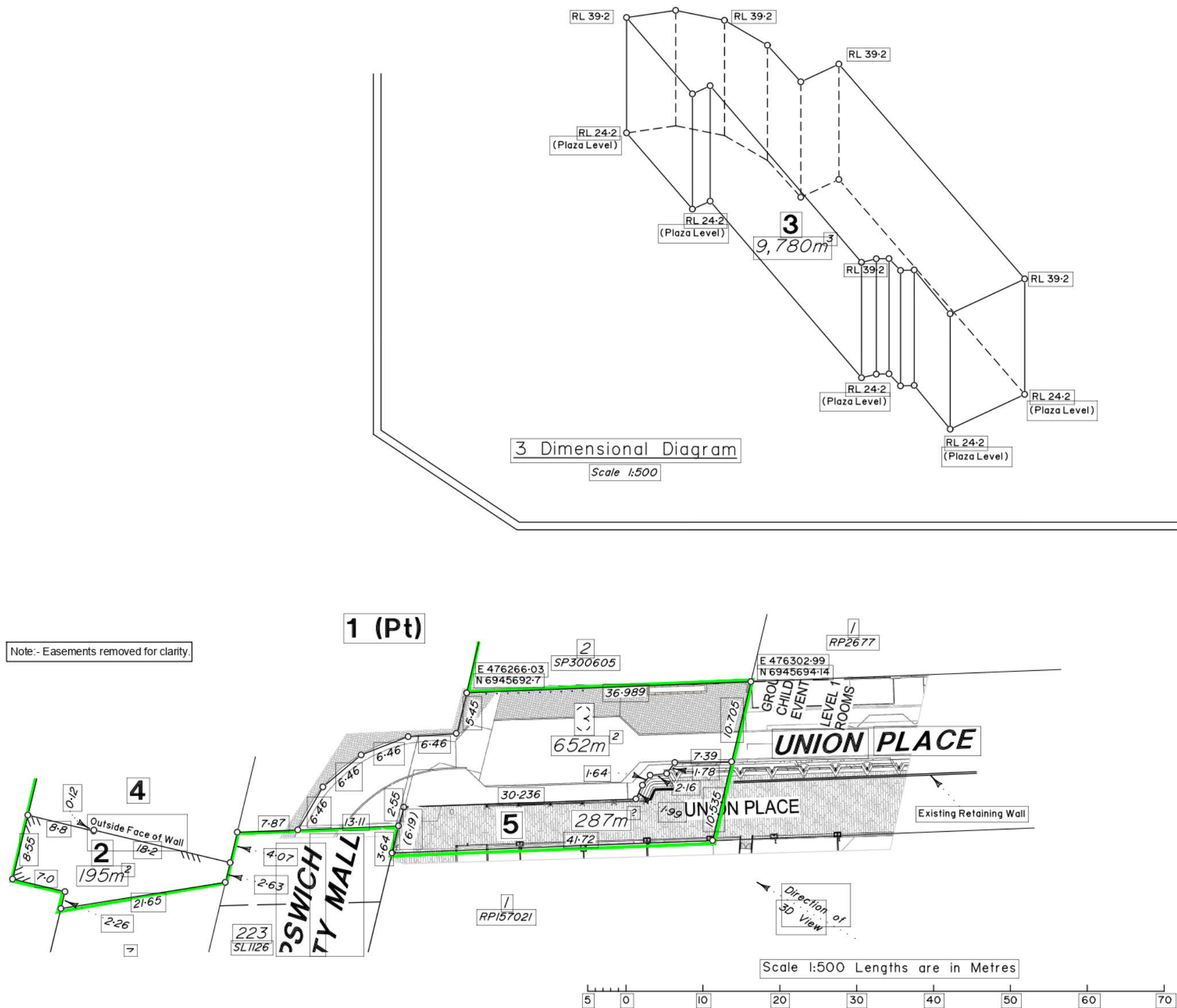
WHITSUNDAYS (07) 4945 1722
CAIRNS (07) 4051 6722

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ACN 615 735 727

eris Australia Pty Ltd

Drawing No
432274-PP02

Issue
D

Our Reference 5201/2021/RAL/GJ
Contact Officer Grant Johnson
Telephone (07) 3810 7540



STATEMENT OF REASONS

(Notice about the decision given under section 63(4) of the *Planning Act 2016*)

APPLICANT DETAILS

Applicant name: Ipswich City Council C/- Sinclair Town Planning Pty Ltd

APPLICATION DETAILS

Application number: 5201/2021/RAL
Application type: Reconfiguring a Lot
Approval sought: Development Permit
Description of proposed development: Two (2) Lots into Seven (7) Lots
Level of Assessment: Code

SITE DETAILS

Street address: 11 & 27 Nicholas Street, IPSWICH QLD 4305
Real property description: Lot 1 SP 300605 & Lot 2 RP 209886

DECISION

Date of decision: [TBC]
Decision: Approved in full with conditions
Decision Authority: Growth, Infrastructure and Waste Committee

1. Reasons for the Decision

The reasons for this decision are:

- The application was properly made and followed the Development Assessment Rules in effect.
- The application was assessed against the applicable Assessment Benchmarks.
- The assessment manager, after carrying out the assessment, found that the development complied with the relevant Assessment Benchmarks applicable to the development, or resolved a conflict between the benchmarks, or resolved a conflict between the benchmarks and a referral agency's response.
- The development was not prohibited development under a categorising instrument or local categorising instrument.

2. Assessment Benchmarks

Item 5 / Attachment 3.

Ipswich City Council

Page 2

The following are the assessment benchmarks applying for this development:

Categorising Instrument	Assessment Benchmarks
State Planning Policy July 2017, Part E	Planning for liveable communities and housing Planning for economic growth Planning for environment and heritage Planning for safety and resilience to hazards Planning for infrastructure
Ipswich Planning Scheme 2006	City Centre Code (Part 5) Development Constraints Overlays Code (Part 11, division 4) Reconfiguring a Lot Code (Part 12, division 5)

3. **Compliance with Benchmarks**

The application was found to comply with the assessment benchmarks applying to the development.

4. **Relevant matters**

The application was given regard to, the following matters:

Relevant matter	Assessed against or had regard to
Planning Regulation 2017, s27(1)(d)	(i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and (ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme.
Planning Regulation 2017, s27(1)(f)	any development approval for, and any lawful use of, the premises or adjacent premises; and
Planning Regulation 2017, s27(1)(g)	the common material.

5. **Other Relevant Matters for development subject to impact assessment**

Not applicable.

6. **Matters raised in submissions for development subject to impact assessment**

Not applicable.

RA9-N



SARA reference: 2103-21795 SRA
Council reference: 5201/2021/RAL
Applicant reference: SP20046

20 April 2021

Chief Executive Officer
Ipswich City Council
PO Box 1559
Ipswich QLD 4305
development@ipswich.qld.gov.au

Attention: Mr Grant Johnson

Dear Mr Johnson

SARA response—23-27 Ipswich City Mall, Ipswich

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 7 April 2021.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , the SARA advises it has no requirements relating to the application.
Date of response:	20 April 2021
Advice:	Advice to the applicant is in Attachment 1
Reasons:	The reasons for the referral agency response are in Attachment 2

Development details

Description:	Development permit	Reconfiguring a lot for two lots into seven lots
SARA role:	Referral agency	
SARA trigger:	Schedule 10, part 9, division 4, subdivision 1, table 1 (Planning Regulation 2017) Development application for reconfiguring a lot identified in schedule 20 of the Planning Regulation 2017 Schedule 10, part 9, division 4, subdivision 2, table 1 (Planning Regulation 2017) Development application for reconfiguring a lot within 25m of a railway corridor	

Item 5 / Attachment 4.

2103-21795 SRA

SARA reference: 2103-21795 SRA
Assessment Manager: Ipswich City Council
Street address: 23-27 Ipswich City Mall, Ipswich
Real property description: Lot 1 on SP300605 and Lot 2 on RP209866
Applicant name: Ipswich City Council
Applicant contact details: C/- Sinclair Planning, PO Box 130, Lutwyche QLD 4030

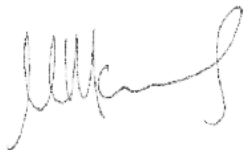
Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (section 30 of the Development Assessment Rules). Copies of the relevant provisions are in **Attachment 3**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Kieran Hanna, Principal Planning Officer, on 3432 2404 or via email IpswichSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Ursula McInnes
Planning Manager

enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations provisions

cc Ipswich City Council c/- Sinclair Planning, leisa.sinclair@sinclairplanning.com.au

Item 5 / Attachment 4.

2103-21795 SRA

Attachment 1—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions v2.6 (SDAP). If a word remains undefined it has its ordinary meaning.

2103-21795 SRA

Attachment 2—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA decision are:

- The proposal complies with the purpose and performance outcomes of State code 2: Development in a railway environment of the State Development Assessment Provisions.
- The proposal complies with the purpose and performance outcomes of State code 6: Protection of state transport networks of the State Development Assessment Provisions.

Material used in the assessment of the application:

- The development application material and submitted plans.
- *Planning Act 2016*.
- Planning Regulation 2017.
- The State Development Assessment Provisions (version 2.6).
- The Development Assessment Rules.
- SARA DA Mapping system.

2103-21795 SRA

Attachment 4—Representations about a referral agency response provisions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

7 April 2021

Ipswich City Council
PO Box 191
Ipswich QLD 4305

Attention: Grant Johnson

Via email: development@ipswich.qld.gov.au



positive energy

Cc Ipswich City Council
c/- Sinclair Planning Pty Ltd
PO Box 130
Lutwyche QLD 4030

Attention: Leisa Sinclair

Via email: Leisa.Sinclair@sinclairplanning.com.au

Dear Grant,

Referral Agency Response – Development Permit for Reconfiguring a Lot – 2 into 7 Lots (5 Standard Format Lots and 2 Volumetric Lots) at 23 & 27 Ipswich City Mall, Ipswich (Lot 1 on SP300605 and Lot 2 on RP209886)

Council Ref: 5201/20201/RAL

Applicant Ref: SP20046

Our Ref: HBD 7231644

We refer to the abovementioned Development Application, which has been referred to Energex Limited pursuant to section 54 of the *Planning Act 2016*.

In accordance with Schedule 10, Part 9, Division 2 of the *Planning Regulation 2017*, the application has been assessed against the purposes of the *Electricity Act 1994* and *Electrical Safety Act 2002*. This notice is provided in accordance with section 56 of the *Planning Act 2016*.

Should the Assessment Manager decide to approve the proposed Reconfiguring a Lot, Energex advises the following in relation to the proposed development:

1. The development is to be carried out in accordance with the plans identified below. Any changes to these plans should be resubmitted to Energex for further review and comment.

Approved Plans			
Title	Plan Number	Issue	Date
Plan of Proposed Lots 1-5, 100 & 101 Cancelling Part of Lot 1 on SP300605 & Lot 2 on RP209886	432274-PP02 Sheets 1 to 3	B	9 February 2021



Enquiries

Benjamin Freese

Mobile

0455 403 399

Email

benjamin.freese@energex.com.au

benjamin.freese@energex.com.au

Corporate Office

26 Reddacliff Street,
Newstead QLD 4006
GPO Box 1461
Brisbane Qld 4001
Telephone (07) 3664 4000
Facsimile (07) 3025 8301
www.energex.com.au

Energex Limited

ABN 40 078 849 055

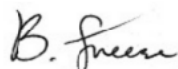
Reference: HBD 7231644

2

2. The conditions of any easements in favour of Energex must be maintained at all times.

Should you require further information regarding this matter, please contact the undersigned on 0455 403 399 or townplanning@energex.com.au.

Yours faithfully,



Benjamin Freese
Town Planner

Reference: HBD 7231644

Have you seen our fact sheets?

See the 'considerations when developing around electricity infrastructure' section of our website
www.energex.com.au/referralagency

Your reference
Our reference 5201/2021/RAL
Contact Officer Grant Johnson
Telephone (07) 3810 7540



Ipswich City Council

45 Roderick Street
PO Box 191
IPSWICH QLD 4305

Phone (07) 3810 6666
Fax (07) 3810 6731
Email council@ipswich.qld.gov.au

ipswich.qld.gov.au

Kelly Alcorn
Carter Newell Lawyers
kalcorn@carternewell.com

4 June 2021

Dear Kelly

Re: IDRП Application Material and Council Recommendation
Application No: 5201/2021/RAL
Proposal: Reconfiguring a Lot - Two (2) Lots into Seven (7) Lots
Property Location: 11 & 27 Nicholas Street, IPSWICH QLD 4305

I refer to your correspondence dated 19 May 2021. Thank you for confirming your availability as a chairperson for the Independent Decision Review Panel (IDRP). The purpose of this letter is to provide you with the draft Council recommendation and direct you to the application material for the application 10301/19/MCU for Reconfiguring a Lot - Two (2) Lots into Seven (7) Lots.

The application material can be reviewed by using Council's ePathway service by following the link below and searching for Application Reference Number 5201/2021/RAL.

<http://pdonline.ipswich.qld.gov.au/pdonline/Modules/ApplicationMaster/default.aspx?page=search>

The draft Council recommendation is also attached.

It is requested that you review the Council proposed recommendation and formulate a view prior to finalising its recommendation report to the General Manager (Planning and Regulatory Services) by 11 June 2021.

The attached report template allows for a selection of one of three options:

- ☐ IDRP agrees with officer recommendation (either approval or refusal);
- ☐ IDRP agrees with officer recommendations, subject to change or inclusion of additional conditions or reasons for refusal;
- ☐ IDRP disagrees with officer recommendations.

Where the IDRP disagree with the proposed Council recommendation, a detailed discussion detailing the grounds for the differing view must be submitted to the General Manager (Planning and Regulatory Services).

If you have any queries regarding this letter, please contact Grant Johnson on the telephone number listed above.

Yours faithfully



Mitchell Grant
DEVELOPMENT ASSESSMENT CENTRAL MANAGER

Encl.

Application Material
Council recommendation
IDRP report template

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE
MEETING AGENDA

8 JULY
2021

Doc ID No: A7306000

ITEM:

SUBJECT: DEVELOPMENT APPLICATION RECOMMENDATION - 5201/2021/RAL
RECONFIGURING A LOT - 11 & 27 NICHOLAS STREET, IPSWICH

AUTHOR: PRINCIPAL PLANNER (DEVELOPMENT)

DATE: 28 MAY 2021

EXECUTIVE SUMMARY

This is a report concerning an application seeking approval for reconfiguring a lot (two (2) lots into seven (7) lots) at 11 & 27 Nicholas Street, Ipswich.

The subject application requires determination by the Growth, Infrastructure and Waste Committee in accordance with the Framework for Development Applications and Related Activities Policy as the application has been made by Council, and does not relate to the provision of standard local government infrastructure. Further, the application is considered a Sensitive Development Matter and has therefore been reviewed by an Independent Decision Review Panel.

The proposed development has been assessed with regard to the applicable assessment benchmarks. The proposed development generally complies with the assessment benchmarks or can be conditioned to comply as outlined in the attached Statement of Reasons.

RECOMMENDATIONS

- A. That Council resolve to approve development application no. 5201/2021/RAL in part subject to conditions and attachments.
- B. That Recommendation A is compatible with human rights and relevant human rights have been given proper consideration in accordance with section 58(1) of the *Human Rights Act 2019 (Qld)*.

RELATED PARTIES

The related parties to this application are:

- Ipswich City Council (Applicant and Landowner)
- Sinclair Town Planning Pty Ltd (Town Planning Consultant)
- Veris Australia Pty Ltd (Surveyor)
- Queensland Government State Assessment Referral Agency (SARA) (Referral Agency)
- Energex (Referral Agency)

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE
MEETING AGENDA

8 JULY
2021

ADVANCE IPSWICH THEME LINKAGE

Managing growth and delivering key infrastructure

PURPOSE OF REPORT/BACKGROUND

SITE ADDRESS:	11 & 27 Nicholas Street, IPSWICH QLD 4305
APPLICATION TYPE:	Reconfiguring a Lot
PROPOSAL:	Two (2) Lots into Seven (7) Lots
ZONE:	CBD Primary Retail
OVERLAYS:	OV5 (adopted flood regulation line), OV7A (building height restriction area 45m & transitional surface) and OV7B (8km existing committed urban townships buffer)
APPLICANT:	Ipswich City Council C/- Sinclair Town Planning Pty Ltd
OWNER:	Ipswich City Council Program 31
EXISTING OR PROPOSED TRADING NAMES:	Nicholas Street Precinct – Tulumur Place, Ipswich Central Library, Ipswich City Council Administration Building, Bottle Alley
APPLICATION NO:	5201/2021/RAL
AREA:	15,506m ²
REFERRAL AGENCIES:	Queensland Government State Assessment Referral Agency (SARA)
EXISTING USE:	Civic Square and Library
PREVIOUS RELATED APPROVALS:	2229/17/RAL 1 lot into 3 lots 995/18/MCU Business Use (Cafe, Restaurant and/or Hotel) and Community Use (Library and Visitor Information Centre) 10301/19/MCU Business Use, Entertainment Use, Recreation Use & Shopping Centre
DATE RECEIVED:	5 March 2021
DECISION PERIOD START DATE:	18 May 2021
EXPECTED DETERMINATION DATE:	8 July 2021

SITE LOCATION:

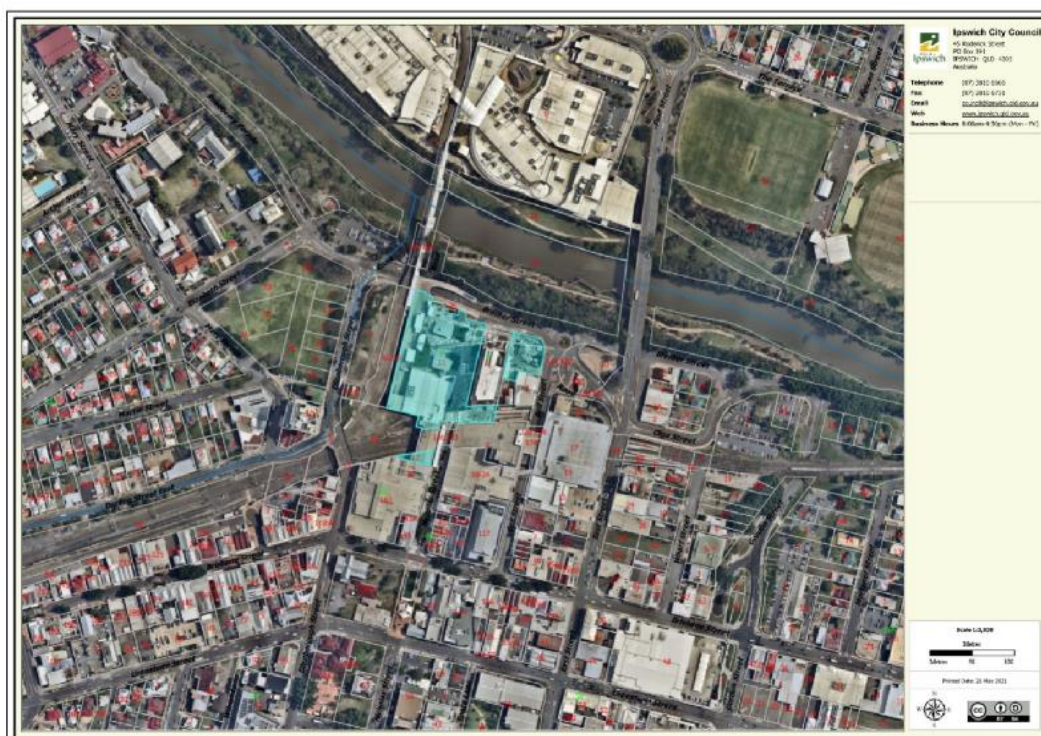


Figure 1 - Site Locality



Figure 2 - Nicholas St Precinct Plan

Item 5 / Attachment 6.

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE
MEETING AGENDA

8 JULY
2021

SITE DETAILS AND SURROUNDING LAND USES:

The Nicholas Street Precinct is the area of land bound by Bremer Parade to the north, Bell Street to the east, Brisbane Street to the south and Ellenborough Street to the west. This area is currently under redevelopment by Ipswich City Council and includes the new Ipswich Central Library, Administration Building, Tulmur Place and refurbished areas for entertainment, dining, retail and recreational type uses. The subject application particularly relates to the areas associated with Tulmur Place, Ipswich Central Library, the northern and southern portion of the Eats Building, and areas that are used for vehicle and pedestrian thoroughfare, which include the basement carpark and the vehicle accessway between Nicholas Street and Union Place.

PROPOSAL:

The applicant proposes to reconfigure 11 and 27 Nicholas Street, Ipswich (Lot 1 SP300605 and Lot 2 RP209886) within the Nicholas Street precinct to simplify land title arrangements in recognition of the building works and other improvements on the land.

A total of seven (7) new lots are proposed, being a combination of standard and volumetric lots. The proposal is summarised as follows:

- Lot 1 on SP300605 (27 Nicholas Street) – proposes to reconfigure one (1) standard format lot into three (3) standard format lots (lots, 1, 2 and 5) and create two (2) volumetric lots (lots 3 and 4); and
- Lot 2 on RP209886 (11 Nicholas Street) – proposed to reconfigure one (1) standard format lot into two (2) standard format lots (lots 100 and 101).

Upon completion of the development the following lots will exist:

Lot 1 on SP300605 (27 Nicholas Street)

- Proposed Lot 1 – standard format lot with an area of 9,751m² containing Tulmur Place and associated car parking and manoeuvring areas accessed via Bremer Street;

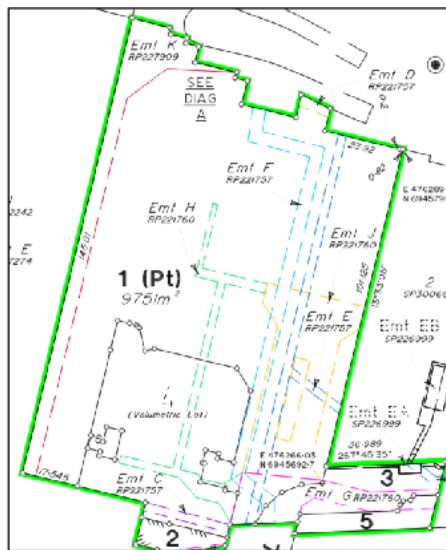


Figure 3 - Proposed Lot 1

- Proposed Lot 2 – standard format lot with an area of 195m² containing the northern portion of the Eats Building and accessed via Nicholas Street;

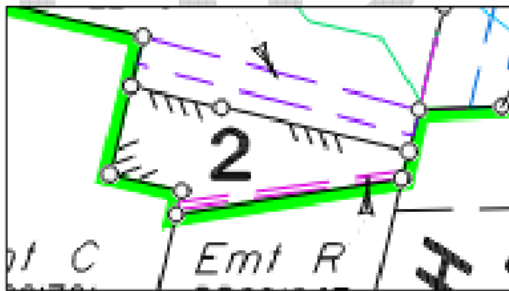


Figure 4 - Proposed Lot 2

- Proposed Lot 3 – volumetric lot with an area 652m² and a volume of 9,780m³ that follows the alignment of the road that links Nicholas Street and Union Place. This sits on proposed lot 1 and extends 15m above the plaza level. The height accommodates the movement of vehicles of all types that will be required to move between Nicholas Street and Union Place.

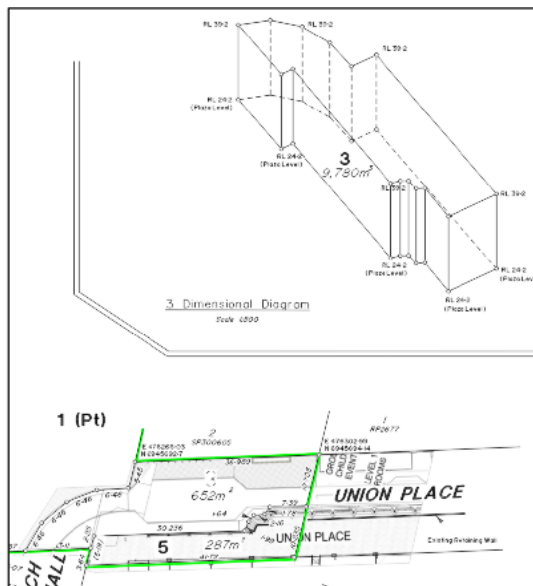


Figure 5 - Proposed Lot 3

- Proposed Lot 4 – volumetric lot with an area of 2,231m² and a volume of 38,900m³ that contains the Ipswich Central Library. This sits on proposed lot 1 and above the plaza level, the lot is described by the outside face of the glass and extends to a height of 17.32m and includes all rooftop plant and equipment. The volume below podium level extends 4.25m and encompasses vertical transport for library exclusive use and the after-hours library book return and sorting area.

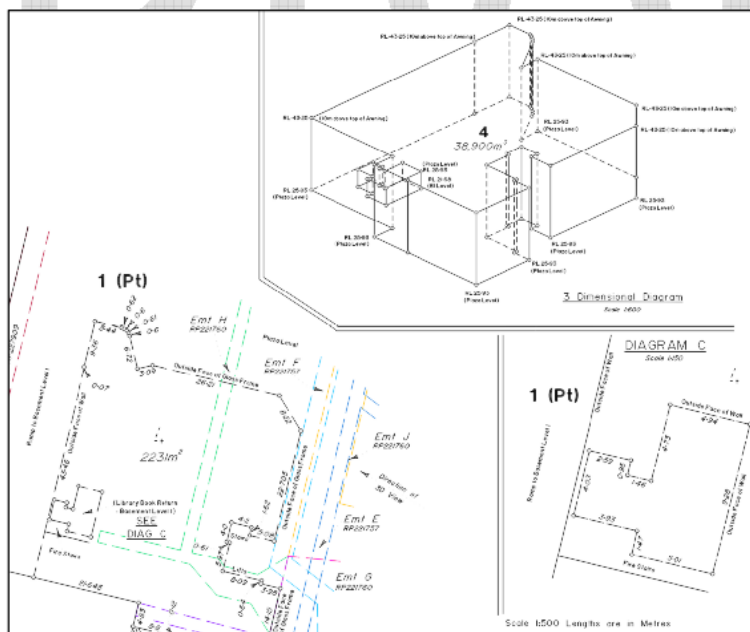


Figure 6 - Proposed Lot 4

- Proposed Lot 5 – standard format lot with an area 287m² containing the pedestrian thoroughfare and outdoor dining area associated with the Metro Building and is accessed via proposed lot 4, Union Place or Nicholas Street.

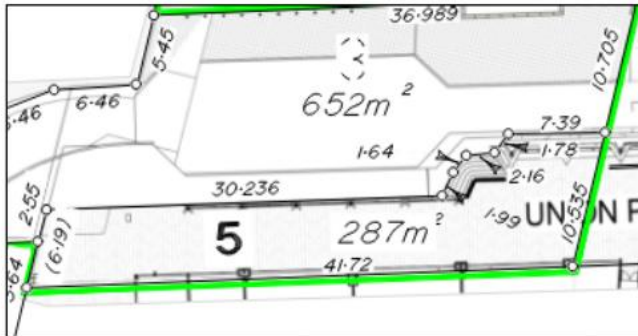


Figure 7 - Proposed Lot 5

Lot 2 on RP209886 (11 Nicholas Street)

- Proposed Lot 100 – standard format lot with an area of 346m² containing the southern portion of the Eats Building and accessed via Nicholas Street.
- Proposed Lot 101 – standard format lot with an area of 90m² containing part of the elevated pedestrian thoroughfare known as Bottle Alley via an existing access easement.

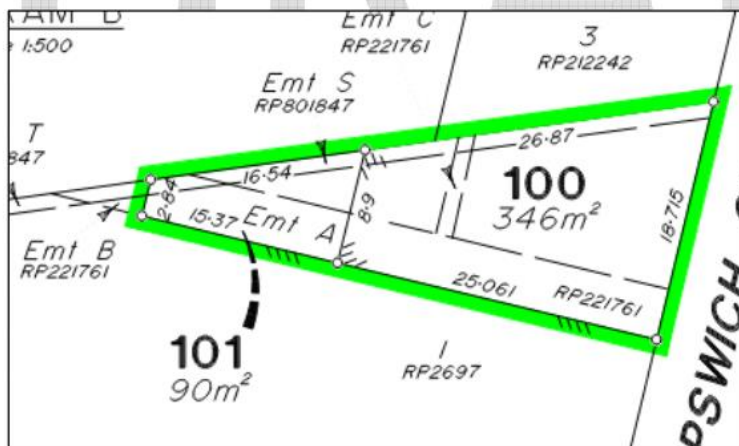


Figure 8 – Proposed Lot 100 & 101

As detailed above the proposed lot configuration are a land titling management exercise based on existing buildings and works and no new works are proposed nor are additional connections to the infrastructure networks provided.

In order to provide ongoing means of access for reliant uses to and from the car parking area and ensure this parking area remains accessible in perpetuity the applicant proposes that a Building Management Statements (BMS) be created. The BMS will be required to provide for an ongoing legal right for proposed lots 2, 4 and 100 to common building management

Item 5 / Attachment 6.

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE
MEETING AGENDA

8 JULY
2021

items (e.g. support, shared services/utilities, pedestrian and vehicle access) on proposed lot 1.

Proposed lot 3 contains the vehicle thoroughfare linking Nicholas Street and Union Place. This lot is proposed to be dedicated as a reserve for road purposes or created as a freehold lot with a Schedule of Trust (Road) in order to ensure that public pedestrian and vehicle access will be maintained in perpetuity.

Proposed lot 5 contains the southern side of the pedestrian thoroughfare linking Nicholas Street and Union Place. This lot is proposed to be retained within freehold title and to ensure ongoing public access, the applicant has proposed to include a public thoroughfare easement across part of this lot to permit public pedestrian movement through the lot between Nicholas Street and Union Place.

ASSESSMENT BENCHMARKS:

The application is Code Assessable and has been assessed against the assessment benchmarks set out by the categorising instruments in accordance with section 45(3)(a) of the *Planning Act 2016*.

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

Categorising Instrument	Assessment Benchmarks
State Planning Policy July 2017, Part E	Planning for liveable communities and housing Planning for economic growth Planning for environment and heritage Planning for safety and resilience to hazards Planning for infrastructure
Ipswich Planning Scheme 2006	City Centre Code (Part 5) Development Constraints Overlays Code (Part 11, division 4) Vegetation Management Code (Part 12, division 4) Reconfiguring a Lot Code (Part 12, division 5)

The application was found to comply with the assessment benchmarks applying to the development.

OTHER MATTERS GIVEN REGARD:

The assessment has given regard to the relevant matters identified in section 27 of the *Planning Regulation 2017* and in accordance with section 45(3)(b) of the *Planning Act 2016*.

The assessment has given regard to the following matters:

Relevant matter	Given regard to
-----------------	-----------------

Item 5 / Attachment 6.

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE
MEETING AGENDA

8 JULY
2021

Planning Regulation 2017, s27(1)(d)	(i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; (ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
Planning Regulation 2017, s27(1)(f)	any development approval for, and any lawful use of, the premises or adjacent premises; and
Planning Regulation 2017, s27(1)(g)	the common material.

OTHER RELEVANT INFORMATION:

Appropriateness of Lot Sizes and Dimensions

The lots as proposed have been specifically dimensioned to accommodate the existing built form, buildings and thoroughfares located within the site, and are considered to be of a sufficient area and dimension.

Access and Roadworks

The proposed lots maintain the existing access arrangements within this area and will provide a lawful means of public access between Nicholas Street and Union place by the creation of proposed lot 3. While no works are proposed as part of this development application, municipal works have occurred in the form of roadworks along Nicholas Street and Union Place Mall to facilitate one way vehicular traffic. The roadworks do not require operational works approval as they are being undertaken as Municipal Works by Council. In accordance with schedule 6 of the *Planning Regulation 2017* operational works carried out by or for a public sector entity are prohibited from being stated as assessable development by a local categorising instrument.

Development Constraints Overlays

The land is affected by the adopted flood regulation line and defence facilities overlays and as such, the provisions of the development constraints overlays code are applicable to the assessment of the proposed development. As the proposal involves creating lots that are dimensioned to specifically reflect the current and approved built form, it is considered that the provisions in the development constraints overlay code are not relevant.

NOTICE ABOUT THE DECISION (STATEMENT OF REASONS):

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

decision. This Statement of Reasons provides the justification for Council's decision (Refer Attachment 3).

INFRASTRUCTURE CHARGES AND INFRASTRUCTURE AGREEMENTS:

Not applicable. The subject site is in a deemed demand area and no additional demand is proposed as part of this application.

RESOURCE IMPLICATIONS

This report relates to Council acting in its capacity as the assessment manager for development applications. The development application fee was paid to cover Council's costs in this regard and as such, there are no financial or resource implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

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

As Council is both the applicant and the assessment manager in relation to this application there is a risk of influence on decision making via a potential conflict of interest. In order to mitigate this risk the draft recommendation was referred to the Independent Decision Review Panel in accordance with the related policy and procedure. The External Consultation section of the report discusses the results of this review in detail.

HUMAN RIGHTS IMPLICATIONS

Section 58(1) of the Human Rights Act 2019 makes it unlawful for council to act or make a decision:

- (a) in a way that is not compatible with human rights; or
- (b) in making a decision, to fail to give proper consideration to a human right relevant to the decision.

Recommendation A states that Council resolve to approve development application no. 5201/2021/RAL subject to conditions and attachments. The recommendation to approve development application no. 5201/2021/RAL subject to conditions and attachments has been subject to a human rights analysis to ensure:

- (a) the decision to is compatible with human rights;
- (b) proper consideration is given to human rights relevant to that decision.

The human rights analysis is detailed in Attachment 6. The outcome of the human rights analysis is that the decision to is compatible with human rights.

LEGAL/POLICY BASIS

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

COMMUNITY AND OTHER CONSULTATION

The development application is code assessable and was therefore not required to follow the public notification process pursuant to the Planning Act. Notwithstanding, all relevant application material is accessible via Council's PD ePathway Service.

REFERRAL AGENCY

The Queensland Government State Assessment Referral Agency (SARA) are a referral agency for the application, owing to be the site being located adjacent to a state transport corridor (Ipswich Railway Line) and exceeding the state transport infrastructure threshold of the site area being greater than 12,000m². The department provided a response dated 20 April 2021 with no requirements in relation to this application (refer to Attachment 4).

Energex are a referral agency for the application, owing to part of the site being subject to an easement for the benefit of a distribution entity, or transmission entity under the Electricity Act. Energex provided a response dated 7 April 2021 requiring the development to be carried out in accordance with the submitted plans and the conditions of an easement in favour of Energex to be maintained at all times (refer to Attachment 5).

INTERNAL CONSULTATION

The application and common material was presented to Council's Initial Development Assessment Panel (consisting of various representatives from across the organisation) for review upon lodgement. The comments made by the panel have been considered in drafting the recommendation.

EXTERNAL CONSULTATION

The development application is classified as a Sensitive Development Matter and therefore requires review by an Independent Decision Review Panel prior to being determined, in accordance with the Council policy titled Framework for Development Applications and Related Activities. The Independent Decision Review Panel has been selected in accordance with the related procedure, and contains only one member, being Kelly Alcorn (Planning and Environment Lawyer, employed as a Planning & Environment Specialist by Cartell Newell). In this instance, it was appropriate to select only one member for the panel, as the application is primarily a titling exercise utilising the footprint of existing built form and there are few technical aspects associated with the proposal which require additional input.

CONCLUSION

An assessment of the proposed reconfiguring a lot (two (2) lots into seven (7) lots) at 11 & 27 Nicholas Street, Ipswich has been undertaken and it has been determined that the proposed development generally complies with the assessment benchmarks or can be conditioned to comply as outlined in the attached Statement of Reasons. It is therefore

recommended that this development application be decided in accordance with the recommendations and attachments of this report. **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Draft Decision Notice
2.	Draft DA Plans Approved
3.	Draft Statement of Reasons
4.	Referral Agency Response (Queensland Government - SARA)
5.	Referral Agency Response (Energex)
6.	Human Rights Impact Assessment Checklist

Grant Johnson

PRINCIPAL PLANNER (DEVELOPMENT)

I concur with the recommendations contained in this report.

Mitchell Grant

DEVELOPMENT ASSESSMENT CENTRAL MANAGER

I concur with the recommendations contained in this report.

Anthony Bowles

MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Peter Tabulo

GENERAL MANAGER, PLANNING AND REGULATORY SERVICES

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

5201/2021/RAL:GJ
Grant Johnson
(07) 3810 7540

Ipswich City Council
C/- Sinclair Town Planning Pty Ltd
Leisa.Sinclair@sinclairplanning.com.au

[decision date]

Dear Leisa

Re: Development Application – Approval
Application No: 5201/2021/RAL
Proposal: Reconfiguring a Lot - Two (2) Lots into Seven (7) Lots
Property Location: 11 Nicholas Street, IPSWICH QLD 4305, 27 Nicholas Street, IPSWICH QLD 4305

I refer to the above development application which was decided on [decision date].

Enclosed with this letter is the Decision Notice, including:

- Attachment A – Assessment Manager's Conditions
- Attachment B – Approved Plans
- Infrastructure Charges Notice
- Appeal Rights

If you have any queries regarding this application, please contact Grant Johnson on the telephone number listed above.

Yours faithfully

Mitchell Grant
DEVELOPMENT ASSESSMENT CENTRAL MANAGER

CC.
Urban Utilities
development@urbanutilities.com.au

Queensland Government State Assessment Referral Agency (SARA)
ipswichSARA@dsdmip.qld.gov.au

Our Reference 5201/2021/RAL/GJ
Contact Officer Grant Johnson
Telephone (07) 3810 7540



[decision date]

DECISION NOTICE APPROVAL
(Given under section 63(2) of the *Planning Act 2016*)

Applicant details

Applicant name: Ipswich City Council C/- Sinclair Town Planning Pty Ltd
Applicant contact details: Leisa.Sinclair@sinclairplanning.com.au

Application details

Application number: 5201/2021/RAL
Application type: Reconfiguring a Lot
Description of proposed development: Two (2) Lots into Seven (7) Lots
Date application received: 5 March 2021

Site details

Property location: 11 & 27 Nicholas Street, IPSWICH QLD 4305
Real property description: Lot 1 SP 300605 & Lot 2 RP 209886

Decision

Date of decision: [decision date]
Decision Authority: Growth, Infrastructure and Waste Committee

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Reconfiguring a Lot - Two (2) Lots into Seven (7) Lots	Development Permit	Approved in full subject to the conditions set out in Attachment A	4 years

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

3. Approved Plans Specifications and Drawings

The approved plans, specifications and drawings for this development approval are:

- (a) The plans and documents referred to in the table below (including the amendments that are required to be made to those plans and documents); and
- (b) Where the amended version of the plans and documents referred to in the table below have been approved by the Assessment Manager, the amended version of those plans and documents.

The plans referenced below are included as Attachment B of this decision notice.

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: reconfiguring a lot				
432274-PP02 Sheet 1 of 3	Plan of Proposed Lots 1-5, 100 & 101 Cancelling Part of Lot 1 on SP300605 & Lot 2 on RP209886 Issue B	Veris Australia Pty Ltd	9 February 2021	N/A
432274-PP02 Sheet 2 of 3	Plan of Proposed Lots 1-5, 100 & 101 Cancelling Part of Lot 1 on SP300605 & Lot 2 on RP209886 Issue B	Veris Australia Pty Ltd	9 February 2021	N/A
432274-PP02 Sheet 3 of 3	Plan of Proposed Lots 1-5, 100 & 101 Cancelling Part of Lot 1 on SP300605 & Lot 2 on RP209886	Veris Australia Pty Ltd	9 February 2021	N/A

	Issue B			
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4. Referral Agencies

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Queensland Government State Assessment Referral Agency (SARA)	Concurrence	<u>State Transport Infrastructure</u> Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 (Planning Regulation 2017) <u>State Transport Corridor</u> Schedule 10, Part 9, Division 4, Subdivision 2, Table 1,	SEQ West (Ipswich) Post: PO Box 129, IPSWICH QLD 4305 Email: ipswichSARA@dsd mip.qld.gov.au Ph: (07) 3432 2413
Energex	Advice	<u>Electricity Infrastructure</u> Schedule 10, Part 9, Division 2 (Planning Regulation 2017)	Post: GPO Box 1461 BRISBANE QLD 4001 Email: townplanning@energex.com.au

Refer to Attachment C for Referral Agency conditions.

5. Variation Approval

Not applicable to this decision.

6. Further Development Permits

Not applicable to this decision.

7. Environmental Authority

Not applicable to this decision.

8. Properly Made Submissions

Not applicable to this decision.

9. Currency period for the approval (section 85 of the *Planning Act 2016*)

The currency period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. Unless the currency period is extended by the Assessment Manager pursuant to section 87 of the *Planning Act 2016*, this development approval lapses in accordance with section 85 of the *Planning Act 2016*.

10. When approval lapses if development started but not completed— variation approval

Not applicable to this decision.

11. Other requirements under section 43 of the *Planning Regulation 2017*

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

- (a) No infrastructure charges have been levied by Council for the proposed development.
- (b) From 1 July 2014, the Central SEQ Distributor-Retailer Authority (QUU) will issue all Infrastructure Charges Notices for charges relating to water and wastewater. For further information, it is recommended that you contact QUU's developer customer service team on (07) 3432 2200.

14. Submitting Change Representations to Request a Negotiated Decision Notice

In accordance with section 75 of the Planning Act 2016, the applicant may submit change representations to request a negotiated decision notice, during the applicant's appeal period, about changing a matter in the development approval (other than a matter stated because of a referral agency response or a development condition imposed under a direction by the Minister).

The applicant's appeal period is 20 business days, and any change representations must be submitted and assessed during this time, unless the applicant suspends the appeal period. To ensure both the applicant and the assessment manager have sufficient time to consider the change representations, it is recommended that the applicant suspend the appeal period (refer to section 75(2) of the Planning Act 2016) prior to submitting their change representations. This will allow an additional 20 business days for the applicant to submit their change representations, if required, and up to 20 business days for the assessment manager to consider the representations from the date the change representations are received.

Ipswich City Council does not charge an application fee for the submission of change representations.

For more information, please refer to the State Government's fact sheet on Change Representations: <https://dilgpprd.blob.core.windows.net/general/factsheet-change-representations.pdf>.

15. Appeal Rights

Applicant's appeal rights

You have appeal rights in relation to this decision. An appeal may be made against, as applicable:

- the refusal of part of the development application; or
- a provision of the development approval; or
- if a development permit was applied for, the decision to give a preliminary approval.

An appeal must be started within 20 business days after this notice is given to you.

An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, to a development tribunal.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights.

An extract from the *Planning Act 2016* about appeal rights is attached to this decision notice.

Attachment A
Assessment Manager's Conditions
File No: 5201/2021/RAL
Location: 11 Nicholas Street & 27 Nicholas Street, IPSWICH QLD 4305
Proposal: Reconfiguring a Lot - Two (2) Lots into Seven (7) Lots

Assessment Manager (Ipswich City Council) Conditions		
Conditions applicable to this approval under the Planning Act 2016		
No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in Schedule 24 – Dictionary of the <i>Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i>.</p>	From the commencement of the construction of the development and at all times thereafter.
2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.
3.	Rates in Arrears	
	The applicant must pay any outstanding rates and other expenses as a charge against the land in accordance with the provisions of <i>Planning Act 2016</i> .	Prior to the assessment manager signing the subdivision plan.
4.	Requirements Before the Development May Start	
	Unless otherwise approved in writing by the assessment manager, the applicant must register proposed lots 1 and 2 of stage 2 associated with development permit no. 2229/2017/RAL with the Department of Resources.	Prior to or in conjunction with the registration of the relevant plan of subdivision associated with this development permit.
5.	Subdivision Plan	
(a)	<p>The applicant must submit to the assessment manager a subdivision plan generally in accordance with the approved plans outlined in part 3 of the development permit. The subdivision plan must include:</p> <p>(a) lot 3 as either a reserve for road purposes or a</p>	Prior to the assessment manager signing the relevant subdivision plan.

	<p>freehold lot with a Schedule of Trust for Road Purposes. If the latter, the Schedule of Trust for Road Purposes must be registered on title and must permit public pedestrian and vehicle access in perpetuity.</p> <p>(b) lot 5 must include a public thoroughfare easement to permit public pedestrian movement through the lot. The easement must be a minimum of two metres wide and run alongside the building façade, connecting the pedestrian footpath along the southern side of Union Place to the east of the lot to the Nicholas Street footpath to the west of the lot.</p>	
(b)	<p>The applicant must submit to the assessment manager a Building Management Statement(s) which provide for an ongoing legal right for proposed lots 2, 4 and 100 to common building management items (e.g. support, shared services/utilities, pedestrian and vehicle access) on proposed lot 1.</p>	<p>Prior to or in conjunction with the lodgement of the application to sign the relevant subdivision plan.</p>
(c)	<p>The applicant must register the Building Management Statements as required by (b) above on the title of proposed lots 1, 2, 4 and 100.</p> <p>An undertaking must be provided to the assessment manager to ensure compliance with this condition is achieved.</p>	<p>In conjunction with the registration of the relevant survey plan or immediately after the relevant survey plan is registered.</p>
6. Stages For Reconfiguration		
	<p>The applicant may either undertake the development together or in the following parts (with each part able to occur independent of the other):</p> <p>(i) Lot 1 on SP300605 – one (1) lot into three (3) standard format lots (lots, 1, 2 and 5) and two (2) volumetric lots (lots 3 and 4); and</p> <p>(ii) Lot 2 on RP209886 – one (1) standard format lot into two (2) standard format lots (lots 100 and 101).</p>	<p>In conjunction with the lodgement of the application to sign the relevant subdivision plan.</p>

Assessment Manager (Ipswich City Council) Advice

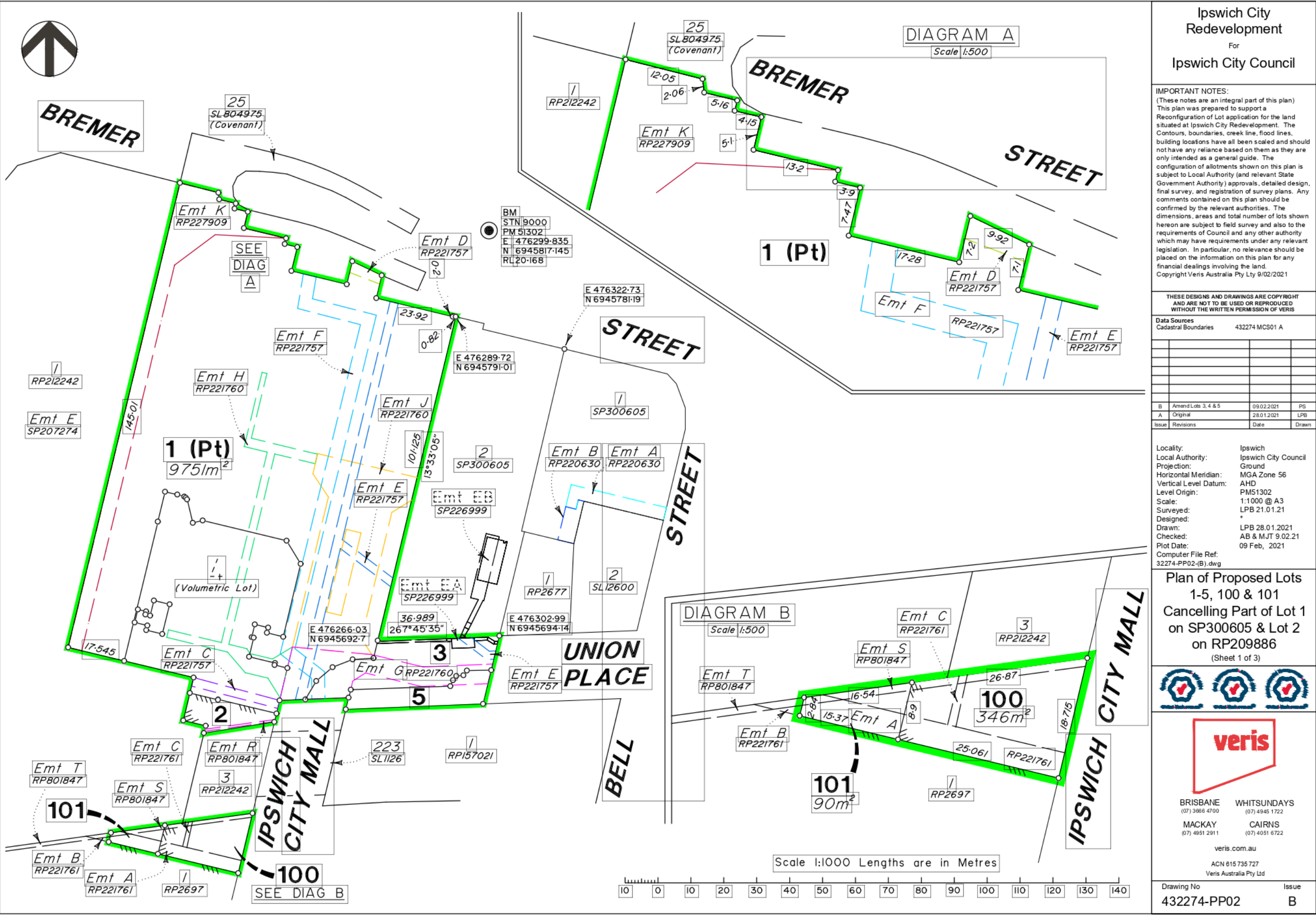
The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Local Government Regulation 2012
	<p>This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i>. This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if</p>

	the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.
--	--

2.	<i>Section 73 of the Planning Act 2016</i>
	Pursuant to <i>section 73 of the Planning Act 2016</i> , a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.

DRAFT



IMPORTANT NOTES:
(These notes are an integral part of this plan)
This plan was prepared to support a
Reconfiguration of Lot application for the land
situated at Ipswich City Redevelopment. The
Contours, boundaries, creek line, flood lines,
building locations have all been scaled and should
not have any reliance based on them as they are
only intended as a general guide. The
configuration of allotments shown on this plan is
subject to Local Authority (and relevant State
Government Authority) approvals, detailed design,
final survey, and registration of survey plans. Any
conflict between this plan should be
confirmed by the relevant authorities. The
dimensions, areas and total number of lots shown
hereon are subject to field survey and also to the
requirements of Council and any other authority
which may have requirements under any relevant
legislation. In particular, no reliance should be
placed on the information on this plan for any
financial dealings involving the land.
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THESE DESIGNS AND DRAWINGS ARE COPYRIGHT
AND ARE NOT TO BE USED OR REPRODUCED
WITHOUT THE WRITTEN PERMISSION OF VERIS

Data Sources	
Cadastral Boundaries	432274 MCS01 A

B	Amend Lots 3, 4 & 5	09.02.2021	PS
A	Original	28.01.2021	LPB
Issue	Revisions	Date	

Locality: Ipswich
 Local Authority: Ipswich City Council
 Projection: Ground
 Horizontal Meridian: MGA Zone 56
 Vertical Level Datum: AHD
 Level Origin: PM51302
 Scale: 1:1000 @ A3
 Surveyed: LPB 21.01.21
 Designed: *
 Drawn: LPB 28.01.2021
 Checked: AB & MJT 9.02.21
 Plot Date: 09 Feb, 2021
 Computer File Ref:
 32274-PP02-(B).dwg

**Plan of Proposed Lots
1-5, 100 & 101
Cancelling Part of Lot 1
on SP300605 & Lot 2
on RP209886
(Sheet 2 of 3)**



BRISBANE (07) 3666 4700
MACKAY (07) 4951 2911

WHITSUNDAYS (07) 4945 1722
CAIRNS (07) 4051 6722

veris.com.au

ACN 615 735 721

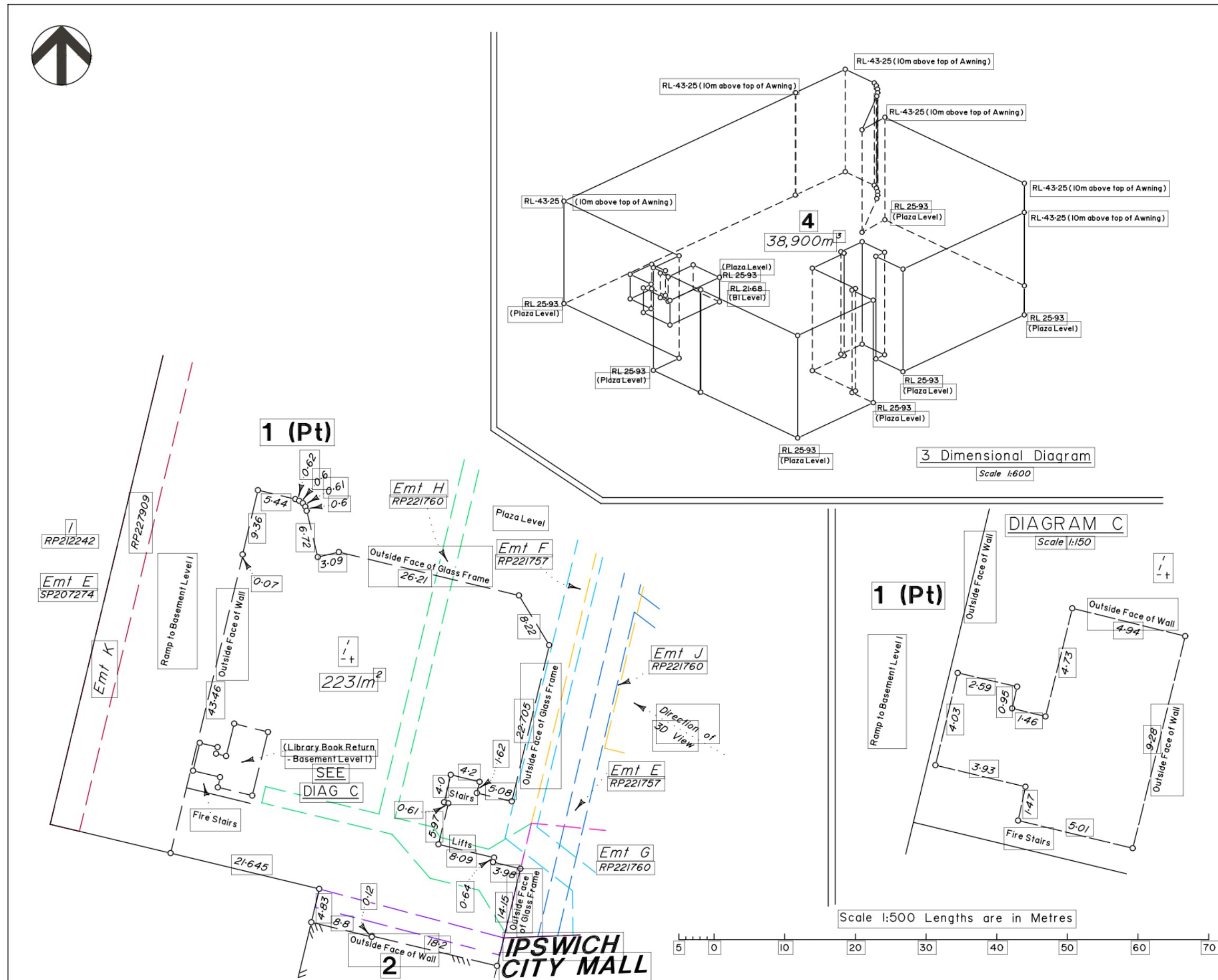
Veris Australia Pty

Drawing No

432274-PP02

Issue

B



IMPORTANT NOTES:
(These notes are an integral part of this plan)
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Reconfiguration of Lot application for the land
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confirmed by the relevant authorities. The
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B	Amend Lots 3, 4 & 5	09.02.2021	PS
A	Original	28.01.2021	LPB
	Revisions	Date	

Locality: Ipswich
 Local Authority: Ipswich City Council
 Projection: Ground
 Horizontal Meridian: MGA Zone 56
 Vertical Level Datum: AHD
 Level Origin: PM51302
 Scale: 1:1000 @ A3
 Surveyed: LPB 21.01.21
 Designed: *
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 Checked: AB & MJT 9.02.21
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Plan of Proposed Lots
1-5, 100 & 101
Cancelling Part of Lot 1
on SP300605 & Lot 2
on RP209886
(Sheet 3 of 3)



BRISBANE (07) 3666 4700
MACKAY (07) 4951 2911

WHITSUNDAYS (07) 4945 1722
CAIRNS (07) 4051 6722

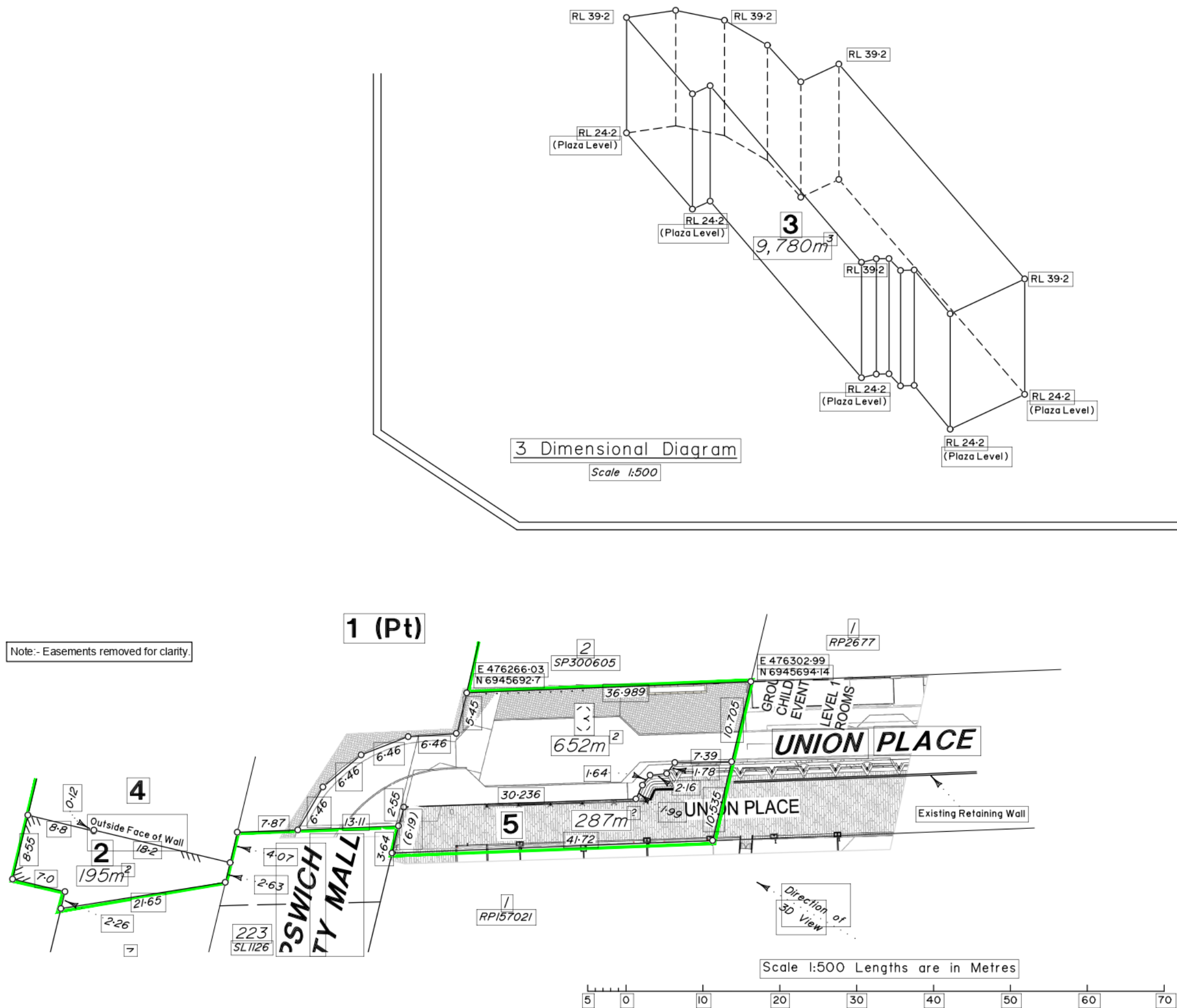
veris.com.au

ACN 615 735 72

entis Australia Pty Ltd

Drawing No
432274-PP02

B



7 April 2021

Ipswich City Council
PO Box 191
Ipswich QLD 4305

Attention: Grant Johnson

Via email: development@ipswich.qld.gov.au



positive energy

Cc Ipswich City Council
c/- Sinclair Planning Pty Ltd
PO Box 130
Lutwyche QLD 4030

Attention: Leisa Sinclair

Via email: Leisa.Sinclair@sinclairplanning.com.au

Dear Grant,

Referral Agency Response – Development Permit for Reconfiguring a Lot – 2 into 7 Lots (5 Standard Format Lots and 2 Volumetric Lots) at 23 & 27 Ipswich City Mall, Ipswich (Lot 1 on SP300605 and Lot 2 on RP209886)

Council Ref: 5201/20201/RAL

Applicant Ref: SP20046

Our Ref: HBD 7231644

We refer to the abovementioned Development Application, which has been referred to Energex Limited pursuant to section 54 of the *Planning Act 2016*.

In accordance with Schedule 10, Part 9, Division 2 of the *Planning Regulation 2017*, the application has been assessed against the purposes of the *Electricity Act 1994* and *Electrical Safety Act 2002*. This notice is provided in accordance with section 56 of the *Planning Act 2016*.

Should the Assessment Manager decide to approve the proposed Reconfiguring a Lot, Energex advises the following in relation to the proposed development:

1. The development is to be carried out in accordance with the plans identified below. Any changes to these plans should be resubmitted to Energex for further review and comment.

Approved Plans			
Title	Plan Number	Issue	Date
Plan of Proposed Lots 1-5, 100 & 101 Cancelling Part of Lot 1 on SP300605 & Lot 2 on RP209886	432274-PP02 Sheets 1 to 3	B	9 February 2021



Enquiries

Benjamin Freese

Mobile

0455 403 399

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Energex Limited

ABN 40 078 849 055

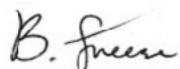
Reference: HBD 7231644

2

2. The conditions of any easements in favour of Energex must be maintained at all times.

Should you require further information regarding this matter, please contact the undersigned on 0455 403 399 or townplanning@energex.com.au.

Yours faithfully,



Benjamin Freese
Town Planner

Reference: HBD 7231644

Have you seen our fact sheets?

See the 'considerations when developing around electricity infrastructure' section of our website
www.energex.com.au/referralagency

RA9-N



SARA reference: 2103-21795 SRA
Council reference: 5201/2021/RAL
Applicant reference: SP20046

20 April 2021

Chief Executive Officer
Ipswich City Council
PO Box 1559
Ipswich QLD 4305
development@ipswich.qld.gov.au

Attention: Mr Grant Johnson

Dear Mr Johnson

SARA response—23-27 Ipswich City Mall, Ipswich

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 7 April 2021.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , the SARA advises it has no requirements relating to the application.
Date of response:	20 April 2021
Advice:	Advice to the applicant is in Attachment 1
Reasons:	The reasons for the referral agency response are in Attachment 2

Development details

Description:	Development permit	Reconfiguring a lot for two lots into seven lots
SARA role:	Referral agency	
SARA trigger:	Schedule 10, part 9, division 4, subdivision 1, table 1 (Planning Regulation 2017) Development application for reconfiguring a lot identified in schedule 20 of the Planning Regulation 2017 Schedule 10, part 9, division 4, subdivision 2, table 1 (Planning Regulation 2017) Development application for reconfiguring a lot within 25m of a railway corridor	

Item 5 / Attachment 6.

2103-21795 SRA

SARA reference: 2103-21795 SRA
Assessment Manager: Ipswich City Council
Street address: 23-27 Ipswich City Mall, Ipswich
Real property description: Lot 1 on SP300605 and Lot 2 on RP209866
Applicant name: Ipswich City Council
Applicant contact details: C/- Sinclair Planning, PO Box 130, Lutwyche QLD 4030

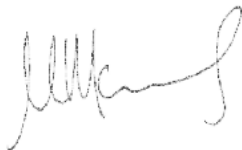
Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (section 30 of the Development Assessment Rules). Copies of the relevant provisions are in **Attachment 3**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Kieran Hanna, Principal Planning Officer, on 3432 2404 or via email IpswichSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Ursula McInnes
Planning Manager

enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations provisions

cc Ipswich City Council c/- Sinclair Planning, leisa.sinclair@sinclairplanning.com.au

Item 5 / Attachment 6.

2103-21795 SRA

Attachment 1—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions v2.6 (SDAP). If a word remains undefined it has its ordinary meaning.

2103-21795 SRA

Attachment 2—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA decision are:

- The proposal complies with the purpose and performance outcomes of State code 2: Development in a railway environment of the State Development Assessment Provisions.
- The proposal complies with the purpose and performance outcomes of State code 6: Protection of state transport networks of the State Development Assessment Provisions.

Material used in the assessment of the application:

- The development application material and submitted plans.
- *Planning Act 2016*.
- Planning Regulation 2017.
- The State Development Assessment Provisions (version 2.6).
- The Development Assessment Rules.
- SARA DA Mapping system.

2103-21795 SRA

Attachment 4—Representations about a referral agency response provisions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

Our Reference 5201/2021/RAL/GJ
Contact Officer Grant Johnson
Telephone (07) 3810 7540



STATEMENT OF REASONS

(Notice about the decision given under section 63(4) of the *Planning Act 2016*)

APPLICANT DETAILS

Applicant name: Ipswich City Council C/- Sinclair Town Planning Pty Ltd

APPLICATION DETAILS

Application number: 5201/2021/RAL
Application type: Reconfiguring a Lot
Approval sought: Development Permit
Description of proposed development: Two (2) Lots into Seven (7) Lots
Level of Assessment: Code

SITE DETAILS

Street address: 11 & 27 Nicholas Street, IPSWICH QLD 4305
Real property description: Lot 1 SP 300605 & Lot 2 RP 209886

DECISION

Date of decision: [TBC]
Decision: Approved in full with conditions
Decision Authority: Growth, Infrastructure and Waste Committee

1. Reasons for the Decision

The reasons for this decision are:

- The application was properly made and followed the Development Assessment Rules in effect.
- The application was assessed against the applicable Assessment Benchmarks.
- The assessment manager, after carrying out the assessment, found that the development complied with the relevant Assessment Benchmarks applicable to the development, or resolved a conflict between the benchmarks, or resolved a conflict between the benchmarks and a referral agency's response.
- The development was not prohibited development under a categorising instrument or local categorising instrument.

2. Assessment Benchmarks

The following are the assessment benchmarks applying for this development:

Categorising Instrument	Assessment Benchmarks
State Planning Policy July 2017, Part E	Planning for liveable communities and housing Planning for economic growth Planning for environment and heritage Planning for safety and resilience to hazards Planning for infrastructure
Ipswich Planning Scheme 2006	City Centre Code (Part 5) Development Constraints Overlays Code (Part 11, division 4) Reconfiguring a Lot Code (Part 12, division 5)

3. **Compliance with Benchmarks**

The application was found to comply with the assessment benchmarks applying to the development.

4. **Relevant matters**

The application was given regard to, the following matters:

Relevant matter	Assessed against or had regard to
Planning Regulation 2017, s27(1)(d)	(i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and (ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme.
Planning Regulation 2017, s27(1)(f)	any development approval for, and any lawful use of, the premises or adjacent premises; and
Planning Regulation 2017, s27(1)(g)	the common material.

5. **Other Relevant Matters for development subject to impact assessment**

Not applicable.

6. **Matters raised in submissions for development subject to impact assessment**

Not applicable.

INDEPENDENT DECISION REVIEW PANEL REPORT

8 June 2021

Development Application	5201/2021/RAL
Application Description	Reconfiguring a Lot (Two (2) Lots into Seven (7) Lots)
Street Address	11 & 27 Nicholas Street, Ipswich, Qld, 4305
Real Property Description	Lot 1 SP300605 and Lot 2 RP209886
Owner	Ipswich City Council
Applicant	Ipswich City Council C/- Sinclair Town Planning
Reason for Referral	Council Application other than for Local Government Infrastructure
Panel Members	Kelly Alcorn – Planning Law (Chairperson)

KEY MATTERS IDENTIFIED BY COUNCIL STAFF

This is a report concerning an application seeking approval for reconfiguring a lot (two (2) lots into seven (7) lots) at 11 & 27 Nicholas Street, Ipswich.

The subject application requires determination by the Growth, Infrastructure and Waste Committee in accordance with the Framework for Development Applications and Related Activities Policy as the application has been made by Council, and does not relate to the provision of standard local government infrastructure. Further, the application is considered a Sensitive Development Matter and has therefore been reviewed by an Independent Decision Review Panel.

PANEL REVIEW

- I have considered:
 - o the Application Material for the application seeking approval for reconfiguring a lot (two (2) lots into seven (7) lots) at 11 & 27 Nicholas Street, Ipswich; and
 - o the draft Council Recommendation that is proposed to be presented to the Growth, Infrastructure and Waste Committee for its determination.
- The application is code assessable, and therefore no submissions are required to be considered in the recommended decision.
- I consider that:
 - o the core issues related to the application have been appropriately dealt with through the recommended decision.
 - o In my opinion there are no additional issues that the panel has identified that should be dealt with in the recommended decision.
 - o The recommended decision is compliant with the relevant legislation and assessment benchmarks.

11378342

RECOMMENDATION

The Panel recommends that IDRP agrees with the proposed Council recommendation for approval.



Signature of IDRP Chairperson

Name: Kelly Alcorn

Discipline: Planning Law (Chairperson)

Doc ID No: A7384123

ITEM: 6

SUBJECT: RE-ESTABLISHMENT OF HERITAGE AND MONUMENTS ADVISORY COMMITTEE

AUTHOR: PRINCIPAL OFFICER (URBAN DESIGN AND HERITAGE CONSERVATION)

DATE: 30 JUNE 2021

EXECUTIVE SUMMARY

This is a report concerning the re-establishment of the Heritage and Monuments Advisory Committee with meetings to be held quarterly. It is proposed that the former member heritage organisations, Chair and Deputy Chair be reappointed to the new committee and that the term of the committee be no longer linked to the local government election cycle.

RECOMMENDATION/S

- A. That the Heritage and Monuments Advisory Committee be recommenced.**
- B. That the Committee Chair be the Principal Officer (Urban Design and Heritage Conservation) and the Deputy Chair be the Team Co-ordinator (Cultural Heritage).**
- C. That all Councillors be invited to each meeting.**
- D. That the committee meetings be held on a quarterly basis.**
- E. That the former members of heritage organisations be reappointed to the new committee.**
- F. That the term of the committee be no longer linked to the Local Government election cycle.**

RELATED PARTIES

There was no declaration of conflicts of interest.

ADVANCE IPSWICH THEME

Managing growth and delivering key infrastructure.

PURPOSE OF REPORT/BACKGROUND

The former Heritage and Monuments Advisory Committee was disbanded at the beginning of the caretaker mode prior to the 2020 Local Government elections. There has not been a meeting since November 2019. Prior to the appointment of an Interim Administrator in 2018, the Committee comprised of three elected representatives (including Chair and

Deputy Chair), representatives of peak heritage organisations from the Local Government Area and one community representative.

Following the appointment of the Interim Administrator, the Committee Chair was the Principal Officer (Urban Design and Heritage Conservation) and the Deputy Chair was the Team Co-ordinator (Cultural Heritage).

Prior to administration, the Heritage and Monuments Advisory Committee was dissolved and reinstated post-election. Previous to post-election, the organisations represented were invited to review their representation and renominate as well as a wider invitation being issued for nomination to be a member on the committees through placement of a public notice.

It would also be opportune to invite representation from other organisations such as the R.A.A.F Amberley Aviation Heritage Centre and the Mount Crosby Historical Society on the Heritage Monuments Advisory Committee.

To ensure the timely reinstatement of the Heritage and Monuments Advisory Committee it is proposed to invite former member organisations to review their representation and renominate one (1) representative and to also invite the other organisations to nominate representatives for the Committee.

The role of the Committee has changed since 1991 when it comprised independent community members giving advice on statutory listing of Character Places. The Committee is now a heritage knowledge exchange and networking group. Council related issues discussed by the Committee are generally operational matters. Previously committee minutes were submitted to the Growth and Infrastructure Committee for noting and as such will continue. New terms of reference have been produced and will be endorsed by the reinstated Committee.

LEGAL/POLICY BASIS

Not Applicable

RISK MANAGEMENT IMPLICATIONS

There are no risks identified.

HUMAN RIGHTS IMPLICATIONS

Section 58(1) of the *Human Rights Act 2019* makes it unlawful for council to act or re-establish the Heritage and Monuments Advisory Committee:

- (a) in a way that is not compatible with human rights; or
- (b) in re-establishing the Heritage and Monuments Advisory Committee, to fail to give proper consideration to a human right relevant to the decision.

The recommendations state that Council re-establish the Heritage and Monuments Advisory Committee. The recommendations have been subject to a human rights analysis to ensure:

- (a) the decision to re-establish the heritage and Monuments Advisory Committee is compatible with human rights; and
- (b) gives proper consideration to human rights relevant to that decision.

A Human Rights Assessment has been undertaken and the outcome of the human rights analysis is that the decision to re-establish the Heritage and Monuments Advisory Committee is compatible with human rights.

FINANCIAL/RESOURCE IMPLICATIONS

There are minimal financial costs for cater for these quarterly meetings.

COMMUNITY AND OTHER CONSULTATION

The Committee is composed of community heritage groups.

CONCLUSION

The Heritage and Monuments Advisory committee plays an important role in the networking of local heritage groups.

The Committee also provides advice to council officers on heritage and monument issues important to the city.

Daniel Keenan

PRINCIPAL OFFICER (URBAN DESIGN AND HERITAGE CONSERVATION)

I concur with the recommendations contained in this report.

Dannielle Owen

MANAGER, CITY DESIGN

I concur with the recommendations contained in this report.

Peter Tabulo

GENERAL MANAGER, PLANNING AND REGULATORY SERVICES

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

Doc ID No: A7363354

ITEM: 7

SUBJECT: PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 18 JUNE 2021

EXECUTIVE SUMMARY

This is a report concerning a status update with respect to current Planning and Environment Court actions associated with development planning applications.

RECOMMENDATION/S

That the 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.

ADVANCE IPSWICH THEME

Strengthening our local economy and building prosperity
Managing growth and delivering key infrastructure
Caring for our community
Caring for the environment
Listening, leading and financial management

DISCUSSION

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

Other Matters

In relation to Appeals:

- 3473 of 2019 (Lantrak Property Holdings (Qld) Pty Ltd v Ipswich City Council),
- 4101 of 2019 (Cleanaway Solid Waste Pty Ltd v Ipswich City Council) and
- 912 of 2020 (Austin BMI Pty Ltd v Ipswich City Council).

The appeals are currently being heard in the Planning and Environment Court. Hearings commenced on 10 May 2021 and are expected to continue until early June. Members of the public are permitted to attend the sessions (provided they are not closed for confidential matters). The hearings are occurring in court room 33, Level 8 of the Supreme and District Court Building in Brisbane.

LEGAL/POLICY BASIS

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

Local Government Act 2009

Planning Act 2016

Planning and Environment Court Act 2016

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

HUMAN RIGHTS IMPLICATIONS

Section 58(1) of the Human Rights Act 2019 makes it unlawful for council to act or make a decision:

- (a) in a way that is not compatible with human rights; or
- (b) in making a decision, to fail to give proper consideration to a human right relevant to the decision.

As the recommendation is for the report to be received and noted, no human rights have been impacted.

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 a number of Planning and Environment Court related matters. Attachment 1 to this report provides a current status with respect to these matters.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Development and Environment Court Action Status Report  
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Anthony Bowles

MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Peter Tabulo

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 - 12

(as at 17 June 2021)

DIVISION 1

Lantrak Property Holdings (Qld) Pty Ltd v Ipswich City Council

Register No:	153	Appeal Type:	Applicant Appeal	Appeal No:	3473 of 2019
Application No:	3343/2018/MCU	Property:	460-482 Ipswich Rosewood Road, Jeebropilly	Received Date:	25/9/2019
Applicant:	Lantrak Property Holdings (QLD) Pty Ltd				
Appeal Summary:	This is an applicant initiated deemed refusal appeal. The development application was for a new construction and demolition (non-putrescible) landfill facility. The due date for Council to make a decision was 13 September 2019 and the due date to issue the decision notice to the applicant was 20 September 2019. On 13 September 2019 the applicant refused Council's request for an extension of time for the decision period and subsequently lodged the deemed refusal appeal before Council was in a position to issue a decision.				
Status:	Trial commenced 10 May 2021. Matter currently being heard in the Planning and Environment Court.				

Fabcot Pty Ltd v Ipswich City Council

Register No:	157	Appeal Type:	Applicant Appeal	Appeal No:	4301 of 2019
Application No:	2269/2019/MCU	Property:	91 Raceview Street, Raceview	Received Date:	28/11/2019
Applicant:	Fabcot Pty Ltd				
Appeal Summary:	This is an applicant appeal against Council's decision to refuse an application for a Material Change of Use – Shopping Centre.				
Status:	Without prejudice discussions occurring. The next Court review is 14 July 2021.				

R.J. Lang Nominees Pty Ltd v Ipswich City Council

Register No:	175	Appeal Type:	Applicant Appeal	Appeal No:	529 of 2021
Application No:	3749/2019/MCU	Property:	189 Briggs Road, Flinders View	Received Date:	8/3/2021
Applicant:	RJ Lang Nominees Pty Ltd				
Appeal Summary:	This is an applicant appeal against two (2) conditions included in Council's approval given by negotiated decision notice dated 8 February 2021.				
	The conditions being appealed relate to:				
	Condition 11(b) - restriction on retail sales as part of Business Use (Trade Supplies Shop) to be limited to Trades people only and no retail sales to the general public.				
	Condition 27 - the requirement to construct and upgrade the intersection of Briggs Road and Edwards Street.				
Status:	Listed for first review on 25 June 2021.				

Item 7 / Attachment 1.

DIVISION 1

R.J. Lang Nominees Pty Ltd v Ipswich City Council

Register No:	176	Appeal Type:	Applicant Appeal	Appeal No:	530 of 2021
Application No:	3749/2019/MCU	Property:	189 Briggs Road, Flinders View	Received Date:	8/3/2021
Applicant:	RJ Lang Nominees Pty Ltd				
Appeal Summary:	This is an applicant appeal against Infrastructure Charges Notice (ICN) issued by Council as part of negotiated decision notice dated 8 February 2021.				
	The appellant claims that the ICN: contains an error relating to the application of the relevant adopted charge and an offset or refund; has no decision about an offset or refund; and charges are unreasonable				
Status:	Listed for first review on 25 June 2021.				

Ipswich City Council v NuGrow

Register No:	180	Appeal Type:	Applicant Appeal	Appeal No:	3387 of 2020
Application No:	7213/2014/MAMC/A	Property:	Lot 3 Unnamed Road, Swanbank	Received Date:	18/5/2021
Applicant:	Nugrow Metro Pty Ltd				
Appeal Summary:	This is an originating application submitted with the Planning and Environment Court seeking an interim enforcement order requiring Nugrow to effectively manage stormwater, sediment and erosion and leachate on their site.				
Status:	Originating application dismissed by way of order on 28 May 2021 by the Planning & Environment Court on the basis of Consent. The Department of Environment and Science has issued an Environmental Protection Order dated 13 May 2021 in relation to the subject land requiring the management of contaminated stormwater, sediment and leachate on the site, and the cessation of any offsite releases of leachate, contaminated stormwater and sediment laden water. It has been determined, following without prejudice negotiations and in consultation with the respondent, to proceed with enforcement by the way of issue of a show cause notice subsequent to the dismissal of this matter.				

DIVISION 2

Item 7 / Attachment 1.

DIVISION 2

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

Register No:	184	Appeal Type:	Applicant Appeal	Appeal No:	1428 of 2021
Application No:	9446/2017/ADP	Property:	1 Springfield Lakes Boulevard, Springfield Lakes	Received Date:	9/6/2021
Applicant:	Spring Lake Holdings Pty Ltd				
Appeal Summary:	<p>This is an applicant appeal against a deemed refusal of an application to:</p> <p>(1) amend an existing approved Area Development Plan over the Spring Lake Metro site for:</p> <p>(a) An additional Child Care Centre;</p> <p>(b) A Motel (extension); and</p> <p>(c) Additional ground floor tenancies (Shop, Restaurant, Service Industry, Medical Centre, Fast Food Premises, Commercial Premises and/or Veterinary Clinic; and</p> <p>(2) operational work for advertising structures (above awning signs, below awning signs and awning fascia signs).</p>				
Status:	Awaiting directions				

DIVISION 3

Cleanaway Solid Waste Pty Ltd v Ipswich City Council

Register No:	156	Appeal Type:	Applicant Appeal	Appeal No:	4101 of 2019
Application No:	4502/2018/MCU	Property:	100 Chum Street, New Chum	Received Date:	14/11/2019
Applicant:	Cleanaway Solid Waste Pty Ltd				
Appeal Summary:	<p>This is an applicant appeal against Council's decision to refuse a development application which sought to extend the life of an existing landfill facility by increasing the landfill height from the approved RL72 to RL85.</p>				
Status:	Trial commenced 10 May 2021. Matter currently being heard in the Planning and Environment Court.				

Austin BMI Ltd CAN 164 204 308 v Ipswich City Council

Register No:	160	Appeal Type:	Applicant Appeal	Appeal No:	912 of 2020
Application No:	1149/2018/CA	Property:	191 Whitwood Road, New Chum	Received Date:	23/3/2020
Applicant:	Austin BMI Pty Ltd				
Appeal Summary:	<p>This is an applicant initiated deemed refusal appeal. The development application was for a new construction and demolition (non-putrescible) landfill facility.</p> <p>The due date for Council to make a decision was 11 February 2020 and the due date to issue the decision notice to the applicant was 18 February 2020.</p> <p>On 4 February 2020 the applicant refused Council's request to extend the decision making period until 25 February 2020 and subsequently lodged the deemed refusal appeal before Council was in a position to issue a decision.</p>				
Status:	Trial commenced 10 May 2021. Matter currently being heard in the Planning and Environment Court.				

Item 7 / Attachment 1.

DIVISION 3

Royal Bayside Pty Ltd (CAN 082 137 013) ATF Royal Bayside Unit Trust No.2 v Ipswich City Council

Register No:	182	Appeal Type:	Applicant Appeal	Appeal No:	1325 of 2021
Application No:	7546/2020/MCU	Property:	45 Monash Road, Redbank	Received Date:	1/5/2021
Applicant:	Royal Bayside Unit Trust No. 2				
Appeal Summary:	The is an applicant appeal against the conditions of Council's material change of use for a Service/Trade Use (Warehouse). The applicant is seeking to remove the conditions that: (a) require the removal of openings to the north-eastern building elevation that face onto the Brisbane River; and (b) limits the location of truck unloading/loading and forklift activity between the hours of 10pm and 6am.				
Status:	Awaiting directions				

DIVISION 4

L&P Bachmann Nominees Pty Ltd v Ipswich City Council

Register No:	167	Appeal Type:	Applicant Appeal	Appeal No:	2550 of 2020
Application No:	9579/2019/MCU	Property:	72-76 Junction Road, Karalee	Received Date:	8/9/2020
Applicant:	Plan A Town Planning Pty Ltd				
Appeal Summary:	This is an applicant appeal against Council's decision to refuse a development application for Business Use (Excluding Bulky Goods Sales, Hotel, Produce/Craft Market, Service Station, Shop and predominate use of premises for a skin penetrating activity other than acupuncture) at 72-76 Junction Road, Karalee. The application was refused primarily on the basis of traffic/access and noise related matters.				
Status:	Without prejudice discussions ongoing. The matter is listed for review on 2 July 2021.				

Fabcot Pty Ltd (ACN 002 960 983) v Ipswich City Council

Register No:	177	Appeal Type:	Notice of Appeal	Appeal No:	652 of 2021
Application No:	2992/2008/MAEXT/B	Property:	198-238 Fernvale Road, Brassall	Received Date:	22/3/2021
Applicant:	Fabcot Pty Ltd				
Appeal Summary:	This is an appeal against a refusal to an extension to the currency period application based on the aspects of the development are in conflict with the current legislative framework that would apply to the development, if it were a new development. Specifically the State Planning Policy 2017 in relation to MSES – Wildlife Habitat for Koala classed as high value bushland and Schedule 10, Part 10, division 3 of the Planning Regulation 2017 (core koala habitat areas mapped on the site).				
Status:	Without prejudice discussions ongoing. The matter is listed for review on 1 July 2021				

Item 7 / Attachment 1.

DIVISION 4

N & S Dental Premises Pty Ltd v Ipswich City Council

Register No:	181	Appeal Type:	Applicant Appeal	Appeal No:	1294 of 2021
Application No:	6556/2020/MCU	Property:	1 Powells Road, Yamanto	Received Date:	27/5/2021
Applicant:	N & S Dental Premises Pty Ltd				
Appeal Summary:	This is an applicant appeal against Council's decision to refuse a proposed Material Change of Use - Business Use (Medical Centre – Dental Clinic). The primary grounds for refusal were that the development was contrary to the assessment benchmarks and planning principles including the Planning Act 2016 and a number of relevant Ipswich Planning Scheme Codes.				
Status:	Awaiting Directions				

Doc ID No: A7363528

ITEM: 8

SUBJECT: EXERCISE OF DELEGATION REPORT

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 18 JUNE 2021

EXECUTIVE SUMMARY

This is a report concerning applications that have been determined by delegated authority for the period 25 May 2021 to 18 July 2021.

RECOMMENDATION/S

That the report 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.

ADVANCE IPSWICH THEME

- Strengthening our local economy and building prosperity
- Managing growth and delivering key infrastructure
- Caring for our community
- Caring for the environment
- Listening, leading and financial management

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**

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

Planning Act 2016
Economic Development Act 2012

LEGAL/POLICY BASIS

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

Local Government Act 2009

Planning Act 2016

Economic Development Act 2012

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

HUMAN RIGHTS IMPLICATIONS

Section 58(1) of the Human Rights Act 2019 makes it unlawful for council to act or make a decision:

- (a) in a way that is not compatible with human rights; or
- (b) in making a decision, to fail to give proper consideration to a human right relevant to the decision.

As the recommendation is for the report to be received and noted, no human rights have been impacted.

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 May 2021 to 18 July 2021.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Exercise Of Delegation  
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Anthony Bowles

MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Peter Tabulo

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 May 2021 and 18 June 2021

Total number of applications determined - 351

DIVISION 1						
No Authority Assigned: 1 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
10144/2021/PDACA	Mr Roger Cartwright and Mrs Karen Esther Cartwright	26 Mia Street, Flinders View	Priority Development Area - Compliance Assessment - Duplex	10/06/2021	Approved	
Delegated Authority: 146 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
5344/2021/BR	Integrated Building Certification	86 Halletts Road, Redbank Plains	Amenity and Aesthetics - Shed	25/05/2021	Approved	Building Regulatory Officer
6302/2021/BR	Integrated Building Certification	1 Wigmore Street, Willowbank	Siting Variation - Shed and Garaport	11/06/2021	Approved	Building Regulatory Officer
7320/2021/BR	Project BA	20 Haswell Court, Raceview	Amenity and Aesthetics/Siting Variation - Shed	08/06/2021	Approved	Building Regulatory Officer
8231/2021/BR	Construct 81	63 Kennedy Drive, Redbank Plains	Amenities and Aesthetics & Siting Variation - Shed	27/05/2021	Approved	Building Regulatory Officer
8468/2021/BR	Mr David Andrew McTaggart and Mrs Jodie Maree McTaggart	75 Aldinga Street, Redbank Plains	Siting Variation - Carport	10/06/2021	Approved	Building Regulatory Officer
9063/2021/BR	Construct 81	43 Josey Street, Redbank Plains	Siting Variation - Carport	10/06/2021	Approved	Building Regulatory Officer
9125/2021/BR	Construct 81	1/1 Brooker Court, Raceview	Siting Variation - Carport	11/06/2021	Approved	Building Regulatory Officer
9229/2021/BR	Mr Ralph Christopher Valentine	139 Briggs Road, Flinders View	Amenity and Aesthetics - Removal of a Dwelling	27/05/2021	Approved	Building Regulatory Officer
9997/2021/BR	Building Certification Consultants Pty Ltd	29 Rumsey Drive, Raceview	Amenity and Aesthetics - Demolition of a Dwelling & Patio	08/06/2021	Approved	Building Regulatory Officer
10072/2021/BR	Integrated Building Certification	49 Bottlebrush Crescent, Redbank Plains	Amenity and Aesthetics - Demolition of a Dwelling	11/06/2021	Approved	Building Regulatory Officer
4618/2017/CA	Jilrift Pty Ltd	Lot 146 Unnamed Road, Grandchester	Material Change of Use - Tourist Facility, Temporary Accommodation (Camping and Caravan Park), Caretaker Residential, Entertainment Use (Public Function Space), Recreation Use (Outdoor Recreation (maximum of 150km of Mountain Bike and Running Trails)) and Business Use (Café and Restaurant); and Operational Works – Landscaping Works (Mountain-bike Trails)	17/06/2021	Approved	Development Assessment Central Manager
8325/2019/CA	King Architectural Engineering	139 Briggs Road, Flinders View	Material Change of Use - Service/Trade Use (Warehouse/Storage or Builder's/Contractor's Depot) and Business Use (Takeaway Food Premises) Advertising Devices - One (1) Pylon Sign and One (1) Awning Fascia Sign	31/05/2021	Approved	Development Assessment West Manager
5159/2013/MAEXT/B	Nazz Investment Group Pty Ltd	63-109 Swanbank Road, Flinders View	Extension Application - Road Works, Stormwater, Water Infrastructure, Drainage Works, Earthworks and Sewerage Infrastructure - Swanbank Road Industrial Estate Stage 1	14/06/2021	Approved	Engineering Delivery West Manager
5191/2008/MAEXT/B	Mr Ramsden Parlindungan Manurung and Mr Patar Alfonso Manurung	14 Shirley Street, Redbank Plains	Extension Application - One (1) Lot into Five (5) Lots	04/06/2021	Approved	Development Assessment East Manager
1770/2020/MAMC/A	Intrapac Property Pty Ltd	259-283 Cumner Road, White Rock	Minor Change - Roadworks, Earthworks, Stormwater and Drainage Work - Cumner Road Stage 2	10/06/2021	Approved	Engineering Delivery West Manager
4380/2021/MCU	Mr Lachlan MacGregor	353-355 Redbank Plains Road, Redbank Plains	Material Change of Use - Service/Trades Use (Mechanical Car Wash)	16/06/2021	Approved	Development Assessment East Manager
7735/2021/MCU	Mr Mark Andrew Silver	77 McKenna Road, Lower Mount Walker	Material Change of Use - Dual Occupancy	28/05/2021	Approved	Senior Planner (Development)
9077/2021/MCU	Mrs Sara Stowers and Mr James Stowers	19 Pitt Way, Redbank Plains	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining)	11/06/2021	Approved	Development Assessment East Manager
8775/2021/OD	The Certifier Pty Ltd	33 Cudjee Street, Redbank Plains	Building Work not Associated with a Material Change of Use - Auxiliary Unit	03/06/2021	Approved	Development Assessment East Manager
9467/2021/OD	Mr Danh Pham	14 Sunbird Drive, Redbank Plains	Advertising Devices - One (1) Lightbox Sign and One (1) Pylon Sign	16/06/2021	Approved	Development Assessment East Manager
947/2020/OW	BIO Recycle Pty Ltd	30 Memorial Drive, Swanbank	Stormwater, Drainage Work & Earthworks	14/06/2021	Approved	Engineering Delivery East Manager
3360/2021/OW	Robin Russell & Associates Pty Ltd	63-109 Swanbank Road, Flinders View	Rate 3 Streetlighting - Stage 1	14/06/2021	Approved	Engineering Delivery West Manager
7007/2021/OW	CV Infrastructure Services Pty Ltd	7003 Mount Juillerat Drive, Redbank Plains	Rate 3 Streetlighting - Eden's Crossing Stage 20	09/06/2021	Approved	Engineering Delivery East Manager
9518/2021/PDACA	Professional Certification Group Pty Ltd	3 Georgia Street, Flinders View	Priority Development Area - Compliance Assessment (Multi-Unit Allotment - Duplex)	28/05/2021	Approved	Senior Planner (Development)
12800/2020/PDAEE	SCG Urban	7001 Binnies Road, Ripley	Cadence Phase 2 Bulk Earthworks	01/06/2021	Approved	Senior Development Engineer

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DIVISION 1						
Delegated Authority: 146 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
3480/2021/PDAEE	HB Doncaster PTY LTD	323-395 Ripley Road, Ripley	Compliance Assessment 323-395 & 357 Ripley Road and 255-273, 275-293 & 295-331 Montereia Road, Ripley – Condition 20(a)(b) District Sports Park	01/06/2021	Approved	Senior Development Engineer
3454/2021/PDAEE	HB Doncaster PTY LTD	323-395 Ripley Road, Ripley	Compliance Assessment 323-395 & 357 Ripley Road and 255-273, 275-293 & 295-331 Montereia Road, Ripley – Condition 21(a) Community Facility	01/06/2021	Approved	Senior Development Engineer
3809/2021/PDAEE	HB Doncaster PTY LTD	323-395 Ripley Road, Ripley	Compliance Assessment – Condition 31(a) Rehabilitation Plan	14/06/2021	Approved	Environment Assessment Manager
8259/2021/PDAEE	Bornhorst and Ward Consulting Engineers	240 Montereia Road, Ripley	Montereia Ripley Stage 4 – Earthworks, Roadworks and Stormwater Drainage	02/06/2021	Approved	Senior Development Engineer
8270/2021/PDAEE	Satterley Property Group Pty Ltd	459-489 Ripley Road, Ripley	Ripley Valley Stage 6 – Roadworks and Drainage	10/06/2021	Approved	Senior Development Engineer
8531/2021/PDAEE	Orchard (Daleys) Developments Pty Ltd	160-186 Daleys Road, Ripley	Compliance Assessment – Aurora Ripley (Daleys) Stage 1 Condition 15(a) Streetscape	14/06/2021	Approved	Engineering Delivery West Manager
5316/2021/PFT	Clarendon Homes QLD Pty Ltd	16 Carbeen Circuit, Springfield	Single Dwelling	07/06/2021	Approved	Plumbing Inspector
8827/2021/PFT	Brighton Homes Queensland	11 Derwent Street, South Ripley	Single dwelling	04/06/2021	Approved	Plumbing Inspector
9486/2021/PFT	Fortitude Homes Pty Ltd	22 Red Gum Street, Ripley	Single Dwelling	01/06/2021	Approved	Plumbing Inspector
9886/2021/PFT	Fortitude Homes Pty Ltd	30 Severn Street, South Ripley	Single Dwelling	01/06/2021	Approved	Plumbing Inspector
9896/2021/PFT	Approveit Building Certification Pty Ltd	21 Resin Street, Ripley	Single Dwelling	25/05/2021	Approved	Plumbing Inspector
9898/2021/PFT	Australian Building Company Qld Pty Ltd	68 Leafcutter Circuit, Ripley	Single Dwelling	25/05/2021	Approved	Plumbing Inspector
9906/2021/PFT	Maybach QLD Pty Ltd	60 Leafcutter Circuit, Ripley	Single Dwelling	25/05/2021	Approved	Plumbing Inspector
9938/2021/PFT	DTZ Building Designs Pty Ltd	53 Harvest Street, Redbank Plains	Single Dwelling	26/05/2021	Approved	Plumbing Inspector
9936/2021/PFT	Oracle Building Corporation Pty Ltd	8 Leafcutter Circuit, Ripley	Single Dwelling	25/05/2021	Approved	Plumbing Inspector
9932/2021/PFT	Oracle Building Corporation Pty Ltd	10 Leafcutter Circuit, Ripley	Single Dwelling	25/05/2021	Approved	Plumbing Inspector
9919/2021/PFT	Maybach QLD Pty Ltd	63 Leafcutter Circuit, Ripley	Single Dwelling	25/05/2021	Approved	Plumbing Inspector
9913/2021/PFT	Maybach QLD Pty Ltd	65 Leafcutter Circuit, Ripley	Single Dwelling	25/05/2021	Approved	Plumbing Inspector
9927/2021/PFT	Oracle Building Corporation Pty Ltd	45 Leafcutter Circuit, Ripley	Single Dwelling	25/05/2021	Approved	Plumbing Inspector
10063/2021/PFT	Maybach QLD Pty Ltd	62 Leafcutter Circuit, Ripley	Single Dwelling	27/05/2021	Approved	Plumbing Inspector
10145/2021/PFT	Oracle Building Corporation Pty Ltd	4 Leafcutter Circuit, Ripley	Single Dwelling	28/05/2021	Approved	Plumbing Inspector
10185/2021/PFT	Devcon Building Co Pty Ltd	10 Salsa Street, Ripley	Single Dwelling	31/05/2021	Approved	Plumbing Inspector
10151/2021/PFT	Pivotal Homes Pty Ltd	41 Blackberry Way, Ripley	Single Dwelling	28/05/2021	Approved	Plumbing Inspector
10154/2021/PFT	Checkpoint Building Surveyors	223 Barrams Road, South Ripley	Single Dwelling	28/05/2021	Approved	Plumbing Inspector
10182/2021/PFT	Gallery Homes Pty Ltd	25 Leafcutter Circuit, Ripley	Single Dwelling	31/05/2021	Approved	Plumbing Inspector
10172/2021/PFT	Domaine Homes (Qld) Pty Ltd	12 Resin Street, Ripley	Single Dwelling	28/05/2021	Approved	Plumbing Inspector
10231/2021/PFT	Platinum Building Approvals Pty Ltd	17 Macintyre Street, South Ripley	Single Dwelling	31/05/2021	Approved	Plumbing Inspector
10233/2021/PFT	Platinum Building Approvals Pty Ltd	211 Barrams Road, South Ripley	Single Dwelling	31/05/2021	Approved	Plumbing Inspector
10314/2021/PFT	G Developments Pty Ltd	4 Rumba Road, Ripley	Single Dwelling	02/06/2021	Approved	Plumbing Inspector
10267/2021/PFT	Sekisui House Services QLD Pty Ltd	12 Brigginsshaw Way, Ripley	Single Dwelling	01/06/2021	Approved	Plumbing Inspector
10269/2021/PFT	Sekisui House Services QLD Pty Ltd	14 Brigginsshaw Way, Ripley	Single Dwelling	01/06/2021	Approved	Plumbing Inspector
10270/2021/PFT	Sekisui House Services QLD Pty Ltd	32 Brigginsshaw Way, Ripley	Single Dwelling	01/06/2021	Approved	Plumbing Inspector
10271/2021/PFT	Sekisui House Services QLD Pty Ltd	36 Brigginsshaw Way, Ripley	Single Dwelling	01/06/2021	Approved	Plumbing Inspector
10276/2021/PFT	Sekisui House Services QLD Pty Ltd	5 Brigginsshaw Way, Ripley	Single Dwelling	01/06/2021	Approved	Plumbing Inspector
10291/2021/PFT	Sekisui House Services QLD Pty Ltd	7 Brigginsshaw Way, Ripley	Single Dwelling	02/06/2021	Approved	Plumbing Inspector
10293/2021/PFT	Sekisui House Services QLD Pty Ltd	9 Brigginsshaw Way, Ripley	Single Dwelling	02/06/2021	Approved	Plumbing Inspector
10289/2021/PFT	Sekisui House Services QLD Pty Ltd	11 Brigginsshaw Way, Ripley	Single Dwelling	01/06/2021	Approved	Plumbing Inspector
10294/2021/PFT	Sekisui House Services QLD Pty Ltd	13 Brigginsshaw Way, Ripley	Single Dwelling	02/06/2021	Approved	Plumbing Inspector
10309/2021/PFT	Sekisui House Services QLD Pty Ltd	27 Brigginsshaw Way, Ripley	Single Dwelling	02/06/2021	Approved	Plumbing Inspector
10308/2021/PFT	Sekisui House Services QLD Pty Ltd	29 Brigginsshaw Way, Ripley	Single Dwelling	02/06/2021	Approved	Plumbing Inspector
10313/2021/PFT	Hallmark Homes Pty Ltd	100 Sunbird Drive, Redbank Plains	Single Dwelling	02/06/2021	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 146 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
10292/2021/PFT	Ingenious Homes	73 Nectar Circuit, Redbank Plains	Single Dwelling	02/06/2021	Approved	Plumbing Inspector
10264/2021/PFT	Visual Diversity Homes	41 Leafcutter Circuit, Ripley	Single Dwelling	01/06/2021	Approved	Plumbing Inspector
10312/2021/PFT	Platinum Building Approvals	15 Yarra Street, South Ripley	Single Dwelling	02/06/2021	Approved	Plumbing Inspector
10280/2021/PFT	Fortitude Homes Pty Ltd	14 Mcdermott Way, Ripley	Single Dwelling	01/06/2021	Approved	Plumbing Inspector
10283/2021/PFT	Fortitude Homes Pty Ltd	12 Mcdermott Way, Ripley	Single Dwelling	01/06/2021	Approved	Plumbing Inspector
10278/2021/PFT	Fortitude Homes Pty Ltd	19 Keary Place, Ripley	Single Dwelling	01/06/2021	Approved	Plumbing Inspector
10282/2021/PFT	Fortitude Homes Pty Ltd	65 Parkview Parade, Ripley	Single Dwelling	01/06/2021	Approved	Plumbing Inspector
10346/2021/PFT	D.J. Roberts (Constructions) Pty Ltd	65 Boyland Way, Ripley	Single Dwelling	03/06/2021	Approved	Plumbing Inspector
10349/2021/PFT	G & P Builders Pty Ltd	38 Cressbrook Circuit, Deebling Heights	Single Dwelling	02/06/2021	Approved	Plumbing Inspector
10354/2021/PFT	Coral Homes Pty Ltd	30 Macintyre Street, South Ripley	Single Dwelling	03/06/2021	Approved	Plumbing Inspector
10342/2021/PFT	Checkpoint Building Surveyors	93 Sunbird Drive, Redbank Plains	Single Dwelling	02/06/2021	Approved	Plumbing Inspector
10340/2021/PFT	Australian Building Company Qld Pty Ltd	11 Leafcutter Circuit, Ripley	Single Dwelling	02/06/2021	Approved	Plumbing Inspector
10432/2021/PFT	Coral Homes QLD Pty Ltd	17 Severn Street, South Ripley	Single Dwelling	03/06/2021	Approved	Plumbing Inspector
10372/2021/PFT	Meticon Homes Pty Ltd	65 Nectar Circuit, Redbank Plains	Single Dwelling	03/06/2021	Approved	Plumbing Inspector
10370/2021/PFT	Oracle Building Corporation Pty Ltd	15 Resin Street, Ripley	Single Dwelling	03/06/2021	Approved	Plumbing Inspector
10402/2021/PFT	Coral Homes QLD Pty Ltd	6 Resin Street, Ripley	Single Dwelling	03/06/2021	Approved	Plumbing Inspector
10480/2021/PFT	Oracle Building Corporation Pty Ltd	44 Harvest Street, Redbank Plains	Single Dwelling	07/06/2021	Approved	Plumbing Inspector
10457/2021/PFT	Privium Homes	41 Tempo Drive, Ripley	Single Dwelling	04/06/2021	Approved	Plumbing Inspector
10464/2021/PFT	GMA Certification Group	40 Bowerbird Street, Deebling Heights	Single Dwelling	07/06/2021	Approved	Plumbing Inspector
10686/2021/PFT	Pivotal Homes Pty Ltd	12 Mooloolah Street, Deebling Heights	Single Dwelling	08/06/2021	Approved	Plumbing Inspector
10690/2021/PFT	Building Certification Group	5 Honey Street, Redbank Plains	Single Dwelling	08/06/2021	Approved	Plumbing Inspector
10581/2021/PFT	Fortitude Homes Pty Ltd	51 Blackberry Way, Ripley	Single Dwelling	07/06/2021	Approved	Plumbing Inspector
10680/2021/PFT	Pivotal Homes Pty Ltd	12 Sable Street, Ripley	Single Dwelling	07/06/2021	Approved	Plumbing Inspector
10574/2021/PFT	Bold Properties	91 Carbeen Circuit, Springfield	Single Dwelling	07/06/2021	Approved	Plumbing Inspector
10546/2021/PFT	Maybach QLD Pty Ltd	64 Leafcutter Circuit, Ripley	Single Dwelling	07/06/2021	Approved	Plumbing Inspector
10698/2021/PFT	Sandsky Developments Pty Ltd	78 Boyland Way, Flinders View	Single Dwelling	08/06/2021	Approved	Plumbing Inspector
10739/2021/PFT	Escape Homes And Developments Pty Ltd	40 Blackberry Way, Ripley	Single Dwelling	08/06/2021	Approved	Plumbing Inspector
10730/2021/PFT	Brighton Homes Queensland	24 Macintyre Street, South Ripley	Single Dwelling	08/06/2021	Approved	Plumbing Inspector
10766/2021/PFT	Bold Properties	46 Watheroo Street, South Ripley	Single Dwelling	09/06/2021	Approved	Plumbing Inspector
10813/2021/PFT	GMA Certification Group	65 Caladenia Street, Deebling Heights	Single Dwelling	09/06/2021	Approved	Plumbing Inspector
10969/2021/PFT	Apex Certification & Consulting	9 Ebony Close, Ripley	Single Dwelling	14/06/2021	Approved	Plumbing Inspector
10959/2021/PFT	Oracle	38 Carpenter Drive, Ripley	Single Dwelling	14/06/2021	Approved	Plumbing Inspector
10983/2021/PFT	Checkpoint Building Surveyors	81 Carbeen Circuit, Springfield	Single Dwelling	14/06/2021	Approved	Plumbing Inspector
10952/2021/PFT	Homes By CMA	92 Andy Way, Deebling Heights	Single Dwelling	14/06/2021	Approved	Plumbing Inspector
10927/2021/PFT	Brighton Homes Queensland	15 Macintyre Street, South Ripley	Single Dwelling	11/06/2021	Approved	Plumbing Inspector
10917/2021/PFT	Ingenious Homes	71 Nectar Circuit, Redbank Plains	Single Dwelling	11/06/2021	Approved	Plumbing Inspector
10957/2021/PFT	Evoca Homes Pty Ltd	67 Leafcutter Circuit, Ripley	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11025/2021/PFT	FRD Homes	32 Macadamia Street, Redbank Plains	Single Dwelling	14/06/2021	Approved	Plumbing Inspector
11009/2021/PFT	Craig Litzow Constructions	200 Mary Street, Blackstone	Single Dwelling	14/06/2021	Approved	Plumbing Inspector
11023/2021/PFT	Meticon Homes Pty Ltd	14 Leafcutter Circuit, Ripley	Single Dwelling	14/06/2021	Approved	Plumbing Inspector
11014/2021/PFT	Henley Properties (Qld) Pty Ltd	76 Leafcutter Circuit, Ripley	Single Dwelling	14/06/2021	Approved	Plumbing Inspector
11090/2021/PFT	GMA Certification Group	14 Georgia Street, Flinders View	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11072/2021/PFT	Fortitude Homes Pty Ltd	7 Blackberry Way, Ripley	Single Dwelling	15/06/2021	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 146 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
11059/2021/PFT	Bella QLD Properties Pty Ltd	24 Beat Street, Ripley	Single Dwelling	15/06/2021	Approved	Plumbing Inspector
11097/2021/PFT	GMA Certification Group	17 Resin Street, Ripley	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11069/2021/PFT	Maybach QLD Pty Ltd	72 Leafcutter Circuit, Ripley	Single Dwelling	15/06/2021	Approved	Plumbing Inspector
11093/2021/PFT	Coral Homes QLD Pty Ltd	55 Parkview Parade, Ripley	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11139/2021/PFT	The Certifier Pty Ltd	18 Cressbrook Circuit, Deebling Heights	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11120/2021/PFT	TJB Building Certifiers	13 Pitt Way, Redbank Plains	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11106/2021/PFT	Fortitude Homes Pty Ltd	4 Sable Street, Ripley	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11141/2021/PFT	Coral Homes QLD Pty Ltd	38 Simpatico Street, Ripley	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11121/2021/PFT	Platinum Building Approvals	101 Sunbird Drive, Redbank Plains	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11113/2021/PFT	Visual Diversity Homes	6 Leafcutter Circuit, Ripley	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11117/2021/PFT	Platinum Building Approvals Pty Ltd	7 Leafcutter Circuit, Ripley	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11123/2021/PFT	Platinum Building Approvals Pty Ltd	9 Leafcutter Circuit, Ripley	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11130/2021/PFT	Bold Properties	9 Severn Street, South Ripley	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11176/2021/PFT	Pacific Approvals Pty Ltd	76 Locke Crescent, Redbank Plains	Single Dwelling	17/06/2021	Approved	Plumbing Inspector
11161/2021/PFT	TJB Building Certifiers	19 Pitt Way, Redbank Plains	Single Dwelling	17/06/2021	Approved	Plumbing Inspector
11163/2021/PFT	Total Building Consult	4 Derwent Street, South Ripley	Single Dwelling	17/06/2021	Approved	Plumbing Inspector
11168/2021/PFT	Domaine Homes (Qld) Pty Ltd	215 Barrams Road, South Ripley	Single Dwelling	17/06/2021	Approved	Plumbing Inspector
11185/2021/PFT	Checkpoint Building Surveyors	98 Sunbird Drive, Redbank Plains	Single Dwelling	17/06/2021	Approved	Plumbing Inspector
11149/2021/PFT	TJB Building Certifiers	54 Leafcutter Circuit, Ripley	Single Dwelling	17/06/2021	Approved	Plumbing Inspector
11186/2021/PFT	Platinum Building Approvals Pty Ltd	10 Mcdermott Way, Ripley	Single Dwelling	17/06/2021	Approved	Plumbing Inspector
11172/2021/PFT	Oracle Building Corporation Pty Ltd	18 Keary Place, Ripley	Single Dwelling	17/06/2021	Approved	Plumbing Inspector
10192/2021/PPC	DMA Engineers	353-355 Redbank Plains Road, Redbank Plains	Seven Eleven Store - Additional Fixture	15/06/2021	Approved	Plumbing Inspector
10702/2021/PPC	Chandler Projects	171-193 School Road, Redbank Plains	Temporary Site Shed and Amenities (Woolworths Mountview)	15/06/2021	Approved	Plumbing Inspector
10988/2021/PPC	Moreton Hydraulic Services	389 Redbank Plains Road, Redbank Plains	Tenancy Fitout - Medical Centre	17/06/2021	Approved	Plumbing Inspector
8658/2021/PPR	EMF Griffiths	85 Thornton Street, Raceview	Stage 3 - 32 Dwellings only	25/05/2021	Approved	Plumbing Inspector
8820/2021/PPR	Topline Plumbing	56-58 Fischer Road, Flinders View	Single Dwelling - Onsite	26/05/2021	Approved	Plumbing Inspector
9260/2021/PPR	Redshaw Plumbing & Drainage	65 Cob Lane, Ebenezer	On-Site Sewerage Facility Upgrade	26/05/2021	Approved	Plumbing Inspector
9745/2021/PPR	Aushomes Pty Ltd	26 Mia Street, Flinders View	Single Dwelling & Secondary Dwelling	25/05/2021	Approved	Plumbing Inspector
10071/2021/PPR	Aushomes Pty Ltd	24 Georgia Street, Flinders View	Duplex	28/05/2021	Approved	Plumbing Inspector
10483/2021/PPR	Silkwood Homes Pty Ltd	13 Salsa Street, Ripley	Community Dwelling	08/06/2021	Approved	Plumbing Inspector
10921/2021/PPR	Sandsky Developments Pty Ltd	221 Barrams Road, South Ripley	Single Dwelling & Secondary Dwelling	14/06/2021	Approved	Plumbing Inspector
12970/2020/RAL	Mrs Lisa Francis Candal	26 Queen Street, Blackstone	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	26/05/2021	Approved	Senior Planner (Development)
5904/2021/RAL	Mrs Kirstin Maree Berrell and Mr Darrin Ross Berrell	219 Whitehill Road, Raceview	Reconfiguring a Lot - Boundary Realignment [Two (2) Lots into Two (2) Lots]	08/06/2021	Approved	Development Assessment West Manager
2098/2015/SSP/C	Mr Harrison Robinson	7003 Mount Juillerat Drive, Redbank Plains	Lots 828-831, 837, 838, 888-891, 924, 925 & 7001 on SP318872 Eden Crossing - Stage 15B	25/05/2021	Approved	Senior Development Planning Compliance Officer
8545/2017/SSP/A	Mr/Ms Janesh Gunaratne	382 Redbank Plains Road, Redbank Plains	Lot 1 on SP327200	31/05/2021	Approved	Senior Development Planning Compliance Officer
7565/2017/SSPRV/K	JFP Urban Consultants Pty Ltd	7001 Rhea De Wit Drive, Ripley	Lots 111-116 & 901 on SP317399 - Stage 2C	08/06/2021	Approved	Senior Development Planning Compliance Officer
10310/2021/SSPRV	Sekisui House	8 Blair Street, Ripley	Lots 5631 & 5632 on SP316316	08/06/2021	Approved	Senior Development Planning Compliance Officer

Item 8 / Attachment 1.

DIVISION 2						
No Authority Assigned: 1 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
1785/2011/NAME/A	Veris	7000 Jones Road, Bellbird Park	Road Naming - Brentwood stages 8-13	25/05/2021	Approved	
Delegated Authority: 67 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
10454/2020/ADP	MG Homes (No. 5) Pty Ltd	7005 Grande Avenue, Spring Mountain	Area Development Plan - Attached Housing (14 Townhouses)	27/05/2021	Approved	Development Assessment East Manager
7915/2021/ADP	MCJEJ	3 Spring Avenue, Springfield Lakes	Area Development Plan for extension to an existing child care centre, including reception area and parapet	01/06/2021	Approved	Development Assessment East Manager
8502/2021/ADP	Lendlease Communities (Springfield) Pty Ltd	7002 Russell Luhrs Way, Spring Mountain	Area Development Plan - Reconfiguring a Lot - Two (2) Lots into Three (3) Management Lots	25/05/2021	Approved	Development Assessment East Manager
12801/2020/BR	Daniel Quyet Do	2/258 Brisbane Terrace, Goodna	Siting Variation - Carport	25/05/2021	Approved	Building Regulatory Officer
7762/2021/BR	Mr Edwin Leung	55 Caldwell Street, Goodna	Siting Variation - Dwelling & Carport	25/05/2021	Approved	Building Regulatory Officer
2141/2021/BW	Ms Lara Lesley Dolling	38 Woodbine Avenue, Camira	Detached Garage	26/05/2021	Approved	Building Certifier
3288/2018/MAMC/A	Jg Strategy Pty Ltd	10-12 Gramby Street, Bellbird Park	Minor Change - Reconfiguring a Lot - Boundary Realignment (Two (2) Lots into Two (2) Lots)	11/06/2021	Approved	Development Assessment East Manager
8660/2019/MAMC/A	Mr Dominic Michael Greene	9-11 Hayes Avenue, Camira	Minor Change - Reconfiguring One (1) lot into Two (2) lots	04/06/2021	Approved	Development Assessment East Manager
7885/2020/MCU	Steam Services	18 Lower Cross Street, Goodna	Material Change of use - Home Based Industry	11/06/2021	Approved	Development Assessment East Manager
11383/2020/OD	Mr Donovan Aaron Fraser	14 Albert Street, Goodna	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (Carport)	15/06/2021	Approved	Development Assessment East Manager
8233/2021/OW	AVID Property Group Pty Ltd	7000 Jones Road, Bellbird Park	Road work, Stormwater and Drainage work - Brentwood Forest Estate Stage 10	07/06/2021	Approved	Engineering Delivery East Manager
9665/2021/PFT	Insignia Homes	10 Tatiana Street, Augustine Heights	Single Dwelling	07/06/2021	Approved	Plumbing Inspector
9916/2021/PFT	TJB Building Certifiers	12 Catherine Street, Augustine Heights	Single Dwelling	25/05/2021	Approved	Plumbing Inspector
10042/2021/PFT	Privium Homes	71 Mark Dillon Circuit, Spring Mountain	Single Dwelling	26/05/2021	Approved	Plumbing Inspector
10055/2021/PFT	Henley Properties (Qld) Pty Ltd	4 Vancouver Way, Spring Mountain	Single Dwelling	26/05/2021	Approved	Plumbing Inspector
10076/2021/PFT	Certifiers QLD Pty Ltd	17 Bearsden Street, Spring Mountain	Single Dwelling	27/05/2021	Approved	Plumbing Inspector
10129/2021/PFT	DC Living Pty Ltd	237-239 Jones Road, Bellbird Park	Single Dwelling	31/05/2021	Approved	Plumbing Inspector
10176/2021/PFT	Privium Homes	167 Happy Jack Drive, Bellbird Park	Single Dwelling	28/05/2021	Approved	Plumbing Inspector
10180/2021/PFT	Insignia Homes	1 Aquinas Street, Augustine Heights	Single Dwelling	31/05/2021	Approved	Plumbing Inspector
10184/2021/PFT	Insignia Homes	27 Ignatius Street, Augustine Heights	Single Dwelling	31/05/2021	Approved	Plumbing Inspector
10171/2021/PFT	Checkpoint Building Surveyors	27 Aurora Street, Spring Mountain	Single Dwelling	28/05/2021	Approved	Plumbing Inspector
10246/2021/PFT	Oracle Building Corporation Pty Ltd	19 Uma Street, Spring Mountain	Single Dwelling	03/06/2021	Approved	Plumbing Inspector
10200/2021/PFT	Hallmark Homes Pty Ltd	25 Aurora Street, Spring Mountain	Single Dwelling	31/05/2021	Approved	Plumbing Inspector
10311/2021/PFT	Platinum Building Approvals Pty Ltd	17 Aurora Street, Spring Mountain	Single Dwelling	02/06/2021	Approved	Plumbing Inspector
10266/2021/PFT	Coral Homes QLD Pty Ltd	52 Twilight Drive, Spring Mountain	Single Dwelling	01/06/2021	Approved	Plumbing Inspector
10345/2021/PFT	Goldengrove Building Group	43 Lunar Circuit, Spring Mountain	Single Dwelling	02/06/2021	Approved	Plumbing Inspector
10366/2021/PFT	Sunstar Homes	94 Dublin Avenue, Spring Mountain	Single Dwelling	03/06/2021	Approved	Plumbing Inspector
10353/2021/PFT	Platinum Building Approvals Pty Ltd	42 Twilight Drive, Spring Mountain	Single Dwelling	03/06/2021	Approved	Plumbing Inspector
10390/2021/PFT	PB3 Building Certification Pty Ltd	55 Caldwell Street, Goodna	Single Dwelling	03/06/2021	Approved	Plumbing Inspector
10438/2021/PFT	Insignia Homes	3 Aquinas Street, Augustine Heights	Single Dwelling	04/06/2021	Approved	Plumbing Inspector
10373/2021/PFT	Homes By CMA	20 Aiken Street, Bellbird Park	Single Dwelling	03/06/2021	Approved	Plumbing Inspector
10409/2021/PFT	Henley Properties (Qld) Pty Ltd	19 Latrobe Court, Spring Mountain	Single Dwelling	04/06/2021	Approved	Plumbing Inspector
10417/2021/PFT	TJB Building Certifiers	12 Barossa Way, Spring Mountain	Single Dwelling	04/06/2021	Approved	Plumbing Inspector
10460/2021/PFT	BAWA Enterprises QLD Pty Ltd	126 Dublin Avenue, Spring Mountain	Single Dwelling	07/06/2021	Approved	Plumbing Inspector
10476/2021/PFT	Henley Properties (Qld) Pty Ltd	20 Latrobe Court, Spring Mountain	Single Dwelling	07/06/2021	Approved	Plumbing Inspector
10487/2021/PFT	PB3 Building Certification Pty Ltd	14 Barossa Way, Spring Mountain	Single Dwelling	07/06/2021	Approved	Plumbing Inspector
10749/2021/PFT	Platinum Building Approvals Pty Ltd	63 Twilight Drive, Spring Mountain	Single Dwelling	09/06/2021	Approved	Plumbing Inspector
10762/2021/PFT	Platinum Building Approvals Pty Ltd	8 Barossa Way, Spring Mountain	Single Dwelling	11/06/2021	Approved	Plumbing Inspector

DIVISION 2						
Delegated Authority: 67 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
10958/2021/PFT	Bask Homes (QLD)	83 Roberts Crescent, Bellbird Park	Single Dwelling	14/06/2021	Approved	Plumbing Inspector
10954/2021/PFT	Burbank Homes	26 Broxburn Circuit, Spring Mountain	Single Dwelling	14/06/2021	Approved	Plumbing Inspector
10974/2021/PFT	JKW Constructions	9 Latrobe Court, Spring Mountain	Single Dwelling	14/06/2021	Approved	Plumbing Inspector
11053/2021/PFT	Project BA	35 Bathgate Close, Spring Mountain	Single Dwelling	15/06/2021	Approved	Plumbing Inspector
11105/2021/PFT	Australian Building Approvals	19 Lunar Circuit, Spring Mountain	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11102/2021/PFT	Privium Homes	6 Mark Dillon Circuit, Spring Mountain	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11126/2021/PFT	Invision Homes Pty Ltd	102 Roberts Crescent, Bellbird Park	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11133/2021/PFT	Coral Homes QLD Pty Ltd	22 Latrobe Court, Spring Mountain	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11116/2021/PFT	Coral Homes QLD Pty Ltd	14 Latrobe Court, Spring Mountain	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11110/2021/PFT	Hallmark Homes Pty Ltd	19 Aurora Street, Spring Mountain	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11125/2021/PFT	Platinum Building Approvals	57 Twilight Drive, Spring Mountain	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11146/2021/PFT	Platinum Building Approvals Pty Ltd	2 Haddington Place, Spring Mountain	Single Dwelling	17/06/2021	Approved	Plumbing Inspector
11152/2021/PFT	Platinum Building Approvals Pty Ltd	11 Aurora Street, Spring Mountain	Single Dwelling	17/06/2021	Approved	Plumbing Inspector
11145/2021/PFT	Platinum Building Approvals Pty Ltd	9 Aurora Street, Spring Mountain	Single Dwelling	17/06/2021	Approved	Plumbing Inspector
1653/2021/PPC	BRW Hydraulics Pty Ltd	7008 Eden Station Drive, Springfield Central	Proposed Temporary Amenities Works	27/05/2021	Approved	Plumbing Inspector
8299/2021/PPC	MDA Engineers	121 Mica Street, Carole Park	New Factory/Warehouse	10/06/2021	Approved	Plumbing Inspector
8427/2021/PPC	SJM Hydraulics Pty Ltd	2-4 Stella Street, Camira	Childcare Centre	17/06/2021	Approved	Plumbing Inspector
9770/2021/PPC	East Coast Hydraulics Pty Ltd	16-30 Springfield Parkway, Springfield	Tenancy Fitout - Springfield Bakehouse	27/05/2021	Approved	Plumbing Inspector
9707/2021/PPC	Russell Jones Hydraulic Services Pty Ltd	121 Mica Street, Carole Park	Temporary Site Shed and Toilet Amenities	26/05/2021	Approved	Plumbing Inspector
10044/2021/PPC	Aqualogical	1 Main Street, Springfield Central	Tenancy Fitout - Shop 242-243 - Clear Skincare	15/06/2021	Approved	Plumbing Inspector
10110/2021/PPC	East Coast Hydraulics Pty Ltd	30 Health Care Drive, Springfield Central	New Mammogram Room Basin	10/06/2021	Approved	Plumbing Inspector
9373/2021/PPR	Ghd Pty Ltd	66 Turnberry Way, Brookwater	Installation of Energy Storage Device - Performance Solution	28/05/2021	Approved	Plumbing Inspector
9917/2021/PPR	Silkwood Homes Pty Ltd	3 Churchill Street, Bellbird Park	Single Dwelling and Secondary Dwelling	25/05/2021	Approved	Plumbing Inspector
10235/2021/PPR	Callaway Homes Pty Ltd	30 Aiken Street, Bellbird Park	New Single Detached Dwelling	03/06/2021	Approved	Plumbing Inspector
10472/2021/PPR	Bts Homes	349 Jones Road, Bellbird Park	Secondary Dwelling	15/06/2021	Approved	Plumbing Inspector
10735/2021/RAL	Baird & Hayes Surveyors And Town Planners	1 Dwyer Street, Camira	Reconfiguring a Lot - One (1) lot into Two (2) lots	14/06/2021	Approved	Development Assessment East Manager
4130/2011/SSP/B	Toohey Survey Pty Ltd	148 Eric Street, Goodna	Lots 2 - 5 on SP301633	15/06/2021	Approved	Senior Development Planning Compliance Officer
8707/2021/SSP	Focus On Surveying	5 Spring Avenue, Springfield Lakes	Lots 69-81, 96-101, 900 SP317428	27/05/2021	Approved	Senior Development Planning Compliance Officer
8400/2018/SSP/B	Lendlease Communities (Springfield) Pty Ltd	7003 Dublin Avenue, Spring Mountain	Lots 3388-3470, 3548-3563 & 906 on SP303737	25/05/2021	Approved	Senior Development Planning Compliance Officer

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DIVISION 3						
No Authority Assigned: 1 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
7919/2009/MAEXT/C	Sunnygold International Pty Ltd	7003 Collingwood Drive, Collingwood Park	Extension Application - Two (2) Lots Into One Hundred & Fourteen (114) Lots + Balance Lot (Stages 5 & 6 of Six Mile Creek)	03/06/2021	Approved	
Delegated Authority: 74 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
7532/2021/BR	Pronto Building Approvals	50 Paul Tully Avenue, Collingwood Park	Siting Variation - Carport	04/06/2021	Approved	Building Regulatory Officer
8376/2021/BR	DBR Building Certification	35 North Station Road, North Booval	Amenities and Aesthetics - Shed	28/05/2021	Approved	Building Regulatory Officer
9084/2021/BR	Construct 81	5 Pemberton Street, Booval	Amenity and Aesthetics - Shed & Attached Awning	11/06/2021	Approved	Building Regulatory Officer
6767/2021/CA	Baird & Hayes Surveyors And Town Planners	2B McMahon Street, Bundamba	Reconfiguring a Lot - Two (2) lots into Two (2) lots - Boundary Realignment Material Change of Use - Single Residential in Development Constraints Overlay (Mining)	02/06/2021	Approved	Senior Planner (Development)
8816/2010/MAEXT/C	HPH FRESH PTY LTD	30 Lindsay Street, Bundamba	Extension to Currency Period Application - Roadworks, Stormwater, Water Infrastructure, Sewerage Infrastructure and Erosion Sediment Control Plan (8 units)	28/05/2021	Approved	Engineering Delivery East Manager
1837/2007/MAEXT/D	Walker Corporation Pty Ltd	10 Hawkins Crescent, Bundamba	Extension to Currency Period Application - Three (3) Lots into Twenty-Eight (28) Industrial Lots - Bremer Business Park Stage 1	10/06/2021	Approved	Development Assessment Central Manager
4532/2017/MAEXT/B	Miss Josephine Mercedes Cory	85 Thorn Street, Ipswich	Extension to Currency Period Application - Reconfiguring a Lot - One (1) Lot into Two (2) Lots	04/06/2021	Approved	Senior Planner (Development)
2850/2015/MAEXT/B	Mr Kostantinos Meltzinitis	17 Ipswich Street, Riverview	Extension Application - One (1) Lot into Three (3) Lots	17/06/2021	Approved	Development Assessment East Manager
5088/2015/MAMC/A	GTA Industrial Custodian Pty Ltd	10 Morshead Court, Redbank	Minor Change - Services/Trades Use (Warehouse)	25/05/2021	Approved	Development Assessment East Manager
7919/2009/MAMC/C	Sunnygold International Pty Ltd	7003 Collingwood Drive, Collingwood Park	Minor Change - Two (2) Lots Into One Hundred & Fourteen (114) Lots + Balance Lot (Stages 5 & 6 of Six Mile Creek) and Extend the Relevant Period	03/06/2021	Approved	Development Assessment East Manager
309/2003/MAMC/A	Tru Blu Beverages	71 Ashburn Road, Bundamba	Minor Change - General Industry - Aluminium Plant	27/05/2021	Approved	Development Assessment Central Manager
5387/2011/MAMC/A	Tru Blu Beverages	71 Ashburn Road, Bundamba	Minor Change - Special Industry (Beverage Production)	27/05/2021	Approved	Development Assessment Central Manager
8866/2010/MAMC/D	Walker Corporation Pty Ltd	7001 Hoepner Road, Bundamba	Minor Change - RAL - Three (3) Lots into Seven (7) Lots Preliminary Approval to Override the Planning Scheme Citiswich Estate - Stage 2	07/06/2021	Approved	Development Assessment Central Manager
5901/2020/MAMC/B	Neogen Australasia Pty Ltd	14 Hume Drive, Bundamba	Minor Change - Material change of use - Business Use (Office for DNA and Animal Genomics business), Service Trades Use (Warehouse) and General Industry (Chemical Product Activities).	26/05/2021	Approved	Development Assessment Central Manager
4280/2015/MAMC/C	Canberra Estates Consortium No. 36 Pty Ltd	7001 Collingwood Drive, Collingwood Park	Minor Change - RAL - 1 lot into 443 residential lots plus park, drainage reserve and one (1) estate signage lot MCU - Single residential (all lots)	09/06/2021	Approved	Development Assessment East Manager
9080/2016/MAOC/B	Bodyswitch Health And Fitness Pty Ltd	152 Brisbane Street, Ipswich	Other Change - Material Change of Use (Recreation (Indoor Recreation - Gym)) Operational Works (Advertising Devices (Five (5) Window Vinyl Signs and One (1) Under Awning Sign))	16/06/2021	Approved	Development Assessment Central Manager
3769/2019/NAME/A	HB QLD Pty Ltd	186 Collingwood Drive, Collingwood Park	Road Naming – The Pocket Estate	08/06/2021	Approved	Senior Development Planning Compliance Officer
6015/2021/OD	Onedose Pty Ltd	196 Brisbane Street, Ipswich	Advertising Devices – wall signs and awning signs	26/05/2021	Approved	Senior Planner (Development)
8149/2021/OD	Steffan Town Planning	1 Tiger Street, Sadliers Crossing	Carrying out building work not associated with a material change of use (shed)	01/06/2021	Approved	Senior Planner (Development)
8710/2021/OD	Westeria Pty Ltd	22 Callaghan Street, East Ipswich	Carrying out building work not associated with a material change of use - Auxiliary Unit Affected by a Development Constraints Overlay (Flood)	03/06/2021	Approved	Senior Planner (Development)
9598/2021/OD	Robmac Properties Pty Ltd	17 Moffatt Street, Ipswich	Building Work not Associated with a Material Change of Use - Carport	26/05/2021	Approved	Senior Planner (Development)
9720/2021/OD	HB QLD Pty Ltd	186 Collingwood Drive, Collingwood Park	Advertising Device – Two (2) Ground Signs	14/06/2021	Approved	Development Assessment East Manager
10435/2021/OD	The Association For Parent-Controlled Christian Sc	65 Stuart Street, Goodna	Carrying out Building Work not Associated with a Material Change of Use for a Bus Shelter	08/06/2021	Approved	Senior Planner (Development)
13036/2020/OW	Ipswich City Council	18 Pryde Street, Woodend	Prescribed Tidal Works and Removal of Marine Plants	31/05/2021	Approved	Engineering Delivery West Manager
3479/2021/OW	Mr John Glaros and Mr Jeff Adrian Willis	5 Agnes Street, Bundamba	Landscaping and Stormwater	28/05/2021	Approved	Engineering Delivery East Manager
5655/2021/OW	Ampflo Pty Ltd	7001 Collingwood Drive, Collingwood Park	Rate 3 Streetlighting - Woodlinks Village Stage 23	28/05/2021	Approved	Engineering Delivery East Manager
6815/2021/OW	MPN Consulting Pty Ltd	8 Drysdale Crescent, Bundamba	Driveway, Stormwater Drainage Work and Earthworks	28/05/2021	Approved	Engineering Delivery East Manager
7278/2021/OW	Vercorp Pty Ltd	7002 Bognuda Street, Bundamba	Road Work, Stormwater, Drainage Work and Earthworks - Citiswich Stage 2-3	31/05/2021	Approved	Engineering Delivery East Manager
8422/2021/OW	Walker Corporation Pty Ltd	7001 Bognuda Street, Bundamba	Landscaping - Citiswich Hume Drive Stage 03	03/06/2021	Approved	Engineering Delivery East Manager

DIVISION 3						
Delegated Authority: 74 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
8462/2021/OW	Tomkins Commercial & Industrial Builders Pty Ltd	7001 Bognuda Street, Bundamba	Stormwater, Drainage work and Earthworks	26/05/2021	Approved	Engineering Delivery East Manager
9345/2021/OW	Spaceframe Buildings Pty Ltd	10 Morshead Court, Redbank	Earthworks	07/06/2021	Approved	Engineering Delivery East Manager
1019/2021/PFT	Greystone Homes	32 Lusitania Street, Newtown	Single Dwelling	31/05/2021	Approved	Plumbing Inspector
8268/2021/PFT	Pacific Approvals Pty Ltd	36 Honeysuckle Drive, Ripley	Single Dwelling	28/05/2021	Approved	Plumbing Inspector
8263/2021/PFT	Pacific Approvals Pty Ltd	15 Kearton Lane, Ripley	Single Dwelling	27/05/2021	Approved	Plumbing Inspector
8264/2021/PFT	Pacific Approvals Pty Ltd	17 Kearton Lane, Ripley	Single Dwelling	02/06/2021	Approved	Plumbing Inspector
8267/2021/PFT	Pacific Approvals Pty Ltd	48 Honeysuckle Drive, Ripley	Single Dwelling	28/05/2021	Approved	Plumbing Inspector
8303/2021/PFT	Pacific Approvals Pty Ltd	19 Kearton Lane, Ripley	Single Dwelling	02/06/2021	Approved	Plumbing Inspector
9923/2021/PFT	Mr Florante King Ybarzabal and Mrs Evelyn Hiballes Ybarzabal	3 Phillip Street, One Mile	Single Dwelling	25/05/2021	Approved	Plumbing Inspector
10054/2021/PFT	Pacific Approvals Pty Ltd	7 Kearton Lane, Ripley	Single Dwelling	26/05/2021	Approved	Plumbing Inspector
10057/2021/PFT	Pacific Approvals Pty Ltd	9 Kearton Lane, Ripley	Single Dwelling	26/05/2021	Approved	Plumbing Inspector
10058/2021/PFT	Pacific Approvals Pty Ltd	11 Kearton Lane, Ripley	Single Dwelling	28/05/2021	Approved	Plumbing Inspector
10096/2021/PFT	Pacific Approvals Pty Ltd	13 Kearton Lane, Ripley	Single Dwelling	27/05/2021	Approved	Plumbing Inspector
10118/2021/PFT	Hallmark Homes Pty Ltd	35 Isabella Street, Collingwood Park	Single Dwelling	27/05/2021	Approved	Plumbing Inspector
10112/2021/PFT	Pacific Approvals Pty Ltd	20 Honeysuckle Drive, Ripley	Single Dwelling	27/05/2021	Approved	Plumbing Inspector
10119/2021/PFT	Pacific Approvals Pty Ltd	22 Honeysuckle Drive, Ripley	Single Dwelling	27/05/2021	Approved	Plumbing Inspector
10128/2021/PFT	Pacific Approvals Pty Ltd	24 Honeysuckle Drive, Ripley	Single Dwelling	27/05/2021	Approved	Plumbing Inspector
10126/2021/PFT	Pacific Approvals Pty Ltd	26 Honeysuckle Drive, Ripley	Single Dwelling	27/05/2021	Approved	Plumbing Inspector
10134/2021/PFT	Pacific Approvals Pty Ltd	28 Honeysuckle Drive, Ripley	Single Dwelling	28/05/2021	Approved	Plumbing Inspector
10131/2021/PFT	Pacific Approvals Pty Ltd	30 Honeysuckle Drive, Ripley	Single Dwelling	27/05/2021	Approved	Plumbing Inspector
10152/2021/PFT	Coral Homes QLD Pty Ltd	5 Booth Street, Redbank	Single Dwelling	28/05/2021	Approved	Plumbing Inspector
10482/2021/PFT	Approveit Building Certification Pty Ltd	51 Quartz Crescent, Collingwood Park	Single Dwelling	07/06/2021	Approved	Plumbing Inspector
10481/2021/PFT	Pacific Approvals Pty Ltd	2 Mcdermott Way, Ripley	Single Dwelling	07/06/2021	Approved	Plumbing Inspector
10660/2021/PFT	Pivotal Homes Pty Ltd	53 Alfred Rose Crescent, Collingwood Park	Single Dwelling	07/06/2021	Approved	Plumbing Inspector
10834/2021/PFT	GMA Certification Group	25 Gloria Street, Collingwood Park	Single Dwelling	10/06/2021	Approved	Plumbing Inspector
10918/2021/PFT	Pacific Approvals Pty Ltd	31 Naomai Street, Bundamba	Single Dwelling	11/06/2021	Approved	Plumbing Inspector
10931/2021/PFT	Sekisui House Services QLD Pty Ltd	2 Andreas Way, Ripley	Single Dwelling	14/06/2021	Approved	Plumbing Inspector
10991/2021/PFT	Mr Hieu Dai Dinh	38-40 Davidson Street, Basin Pocket	Single Dwelling	14/06/2021	Approved	Plumbing Inspector
11165/2021/PFT	DRHomes Pty Ltd	23 Drysdale Crescent, Bundamba	Single Dwelling	17/06/2021	Approved	Plumbing Inspector
6804/2021/PPC	Stantec	14 Hume Drive, Bundamba	Refurbishment of warehouse - Stage 1 External works	25/05/2021	Approved	Plumbing Inspector
8393/2021/PPC	Performance Construction Hydraulics	2 Bell Street, Ipswich	Shopping Centre Refurbishment	09/06/2021	Approved	Plumbing Inspector
8809/2021/PPC	Neil Blair And Associates	22 Byrne Street, Bundamba	Hairdressing Classroom	25/05/2021	Approved	Plumbing Inspector
9265/2021/PPC	Chilton Woodward & Associates	82 Chermside Road, Ipswich	Proposed Gill Wing Refurbishment	27/05/2021	Approved	Plumbing Inspector
9259/2021/PPC	Plumbing Design & Drafting	139 Brisbane Road, Booval	Tenancy Fitout - Veterinary Clinic	28/05/2021	Approved	Plumbing Inspector
9397/2021/PPC	H Design Pty Ltd	10 Old Ipswich Road, Riverview	New Fire/Domestic Water Service	31/05/2021	Approved	Plumbing Inspector
9674/2021/PPC	Aqualogical	1 Lock Way, Riverview	Temporary Site & Lunch Room Buildings - Abattoir	31/05/2021	Approved	Plumbing Inspector
10179/2021/PPC	DMA Engineers	355 Brisbane Street, West Ipswich	Additional fixture	02/06/2021	Approved	Plumbing Inspector
10455/2021/PPC	Beavis & Bartels Plumbing Pty Ltd	7 Chelmsford Avenue, Ipswich	Temporary Amenities	15/06/2021	Approved	Plumbing Inspector
8063/2021/PPR	Silkwood Homes Pty Ltd	1011 Old Toowoomba Road, Leichhardt	Community Residence	09/06/2021	Approved	Plumbing Inspector
8654/2021/PPR	Silkwood Homes Pty Ltd	6 Highfield Street, Bundamba	Community Dwelling	27/05/2021	Approved	Plumbing Inspector
9275/2021/PPR	Mdc Holdings	18 Meiklejohn Circuit, Collingwood Park	Secondary Dwelling	27/05/2021	Approved	Plumbing Inspector
9862/2021/PPR	TJB Building Certifiers	70 Brentwood Drive, Ebbw Vale	Single Dwelling and Secondary Dwelling	25/05/2021	Approved	Plumbing Inspector
10684/2021/PPR	GMA Certification Group	16 Elijah Crescent, Redbank	Dwelling with Auxiliary Unit	14/06/2021	Approved	Plumbing Inspector

DIVISION 3						
Delegated Authority: 74 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
10394/2019/SSP/A	Walker Corporation Pty Ltd	150 Hume Drive, Bundamba	Lots 2 and 131 on SP316587	25/05/2021	Approved	Senior Development Planning Compliance Officer
1516/2018/VA	Associated Equity Pty Ltd	36 Child Street, Riverview	Variation Application - Variation Request to the Planning Scheme from Recreation Zone to Residential Low Density (RL2) Zone	14/06/2021	Approved	Development Assessment Central Manager

DIVISION 4						
Delegated Authority: 61 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
6020/2021/BR	Integrated Building Certification	126 Equestrian Drive, Yamanto	Siting Variation - Shed/Garage	25/05/2021	Approved	Building Regulatory Officer
6977/2021/BR	David Wright Properties Pty Ltd	110 Linnings Road, Haigslea	Removal and Reinstatement of a Dwelling	04/06/2021	Approved	Building Regulatory Officer
7528/2021/BR	QSI	23 Caffery Drive, Haigslea	Amenity and Aesthetics - Shed	09/06/2021	Approved	Building Regulatory Officer
8107/2021/BR	DBR Building Certification	31 Baradine Close, Karalee	Amenity and Aesthetics & Siting Variation - Shed	26/05/2021	Approved	Building Regulatory Officer
8280/2021/BR	Newport Consulting Engineers	35 Allawah Road, Chuwar	Siting Variation - Swimming Pool & Pool Fence/Retaining Wall	02/06/2021	Approved	Building Certifier
8548/2021/BR	Construct 81	211 Arthur Summervilles Road, Karalee	Siting Variation - Shed, Patio & Carport	07/06/2021	Approved	Building Regulatory Officer
8650/2021/BR	Burbank Homes	22 Mary Crescent, Rosewood	Siting Variation - Dwelling	07/06/2021	Approved	Building Regulatory Officer
8664/2021/BR	Project BA (Consultant)	28 Equestrian Drive, Yamanto	Amenity and Aesthetics/ Siting Variation - Shed/Carport	01/06/2021	Approved	Building Regulatory Officer
8733/2021/BR	Project BA	6 Smith Street, North Ipswich	Siting Variation - Shed	01/06/2021	Approved	Building Regulatory Officer
9070/2021/BR	Henley Properties (Qld) Pty Ltd	24 Paluma Place, Karalee	Siting Variation - Dwelling	10/06/2021	Approved	Building Regulatory Officer
9061/2021/BR	Australian Building Approvals	32 Mirage Street, Brassall	Siting Variation - Dwelling	04/06/2021	Approved	Building Regulatory Officer
12029/2020/BW	Mr Stephen Karim Sheltawy and Ms Nicola Deanne Kavanagh	188 Junction Road, Karalee	In ground Swimming Pool & Pool Fence	01/06/2021	Approved	Building Certifier
4202/2021/BW	R & F Steel Building Pty Ltd	202 Old Toowoomba Road, Amberley	Storage Shed	25/05/2021	Approved	Building Certifier
4781/2016/MAEXT/A	Vykunta Associates Pty Ltd	270 Warwick Road, Churchill	Extension Application - Material Change of Use - Business Use (Service Station)	04/06/2021	Approved	Senior Planner (Development)
7564/2007/MAMC/C	Rosewood Green Development Pty Ltd	7001 Karrabin Rosewood Road, Rosewood	Minor Change - RAL- Two (2) Lot into 268 Lots MCU- Single Residential Dwellings on allotments affected by a Development Constraint Overlay (Proposed Lots 290-299)	10/06/2021	Approved	Development Assessment West Manager
9258/2021/MAMC	Cool River Pty Ltd	1380 Warrego Highway, Brassall	Minor Change to Town Planning Consent 44/87 for Caravan Park, Relocatable Home Park and Motel	16/06/2021	Approved	Development Assessment Central Manager
11222/2020/MAMC/A	Ms Leigh Dale	878-880 Pine Mountain Road, Pine Mountain	Minor Change - Reconfiguring a Lot - Boundary Realignment - Two (2) Lots into Two (2) Lots	17/06/2021	Approved	Senior Planner (Development)
6188/2021/MCU	Mr David Hassum	16 Plew Court, Brassall	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Difficult Topography)	11/06/2021	Approved	Senior Planner (Development)
9199/2021/MCU	Hard Built QLD Pty Ltd	14A Upper John Street, Rosewood	Material Change of Use - Single Residential Dwelling within a Development Constraint Overlay (Underground Mining)	14/06/2021	Approved	Senior Planner (Development)
9580/2021/OD	Ipswich City Council	1 Railway Street, Rosewood	Building Work not Associated with a Material Change of Use - Demolition of Existing Amenities Block and Camp Kitchen and Construction of a New Combined Amenities and Camp Kitchen Building	16/06/2021	Approved	Senior Planner (Development)
9347/2021/PFT	Checkpoint Building Surveyors	3A Simpson Street, North Ipswich	Single Dwelling	31/05/2021	Approved	Plumbing Inspector
9476/2021/PFT	Checkpoint Building Surveyors	85 Langland Circuit, Walloon	Single Dwelling	02/06/2021	Approved	Plumbing Inspector
9710/2021/PFT	Oracle Building Corporation Pty Ltd	31 Mary Crescent, Rosewood	Single Dwelling	31/05/2021	Approved	Plumbing Inspector
9918/2021/PFT	Platinum Building Approvals Pty Ltd	8 Langland Circuit, Walloon	Single Dwelling	25/05/2021	Approved	Plumbing Inspector
10080/2021/PFT	Checkpoint Building Surveyors	16 Vista Crescent, Rosewood	Single Dwelling	27/05/2021	Approved	Plumbing Inspector
10147/2021/PFT	Bartley Burns	8 Upper John Street, Rosewood	Single Dwelling	28/05/2021	Approved	Plumbing Inspector
10229/2021/PFT	G&P Builders Pty Ltd	18 Plew Court, Brassall	Single Dwelling	31/05/2021	Approved	Plumbing Inspector
10202/2021/PFT	Australian Building Company Pty Ltd	27 Mary Crescent, Rosewood	Single Dwelling	31/05/2021	Approved	Plumbing Inspector
10420/2021/PFT	Homes By CMA	52 Vassallo Drive, Rosewood	Single Dwelling	04/06/2021	Approved	Plumbing Inspector
10564/2021/PFT	Henley Properties (Qld) Pty Ltd	69 Pine Mountain Road, North Ipswich	Single Dwelling	07/06/2021	Approved	Plumbing Inspector
10625/2021/PFT	The Certifier Pty Ltd	69 Kunkala Court, Rosewood	Single Dwelling	07/06/2021	Approved	Plumbing Inspector
10685/2021/PFT	Pivotal Homes Pty Ltd	17 Wegener Street, Churchill	Single Dwelling	08/06/2021	Approved	Plumbing Inspector
10919/2021/PFT	FRD Homes	46 Sprite Way, Brassall	Single Dwelling	11/06/2021	Approved	Plumbing Inspector
11038/2021/PFT	Bella QLD Properties Pty Ltd	29 Philip Street, Rosewood	Single Dwelling	15/06/2021	Approved	Plumbing Inspector
11046/2021/PFT	Oracle Building Corporation Pty Ltd	83 Langland Circuit, Walloon	Single Dwelling	15/06/2021	Approved	Plumbing Inspector
11114/2021/PFT	Hotondo Homes Jimboomba	23 Philip Street, Rosewood	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11104/2021/PFT	Privium Homes	31 Philip Street, Rosewood	Single Dwelling	16/06/2021	Approved	Plumbing Inspector
11109/2021/PFT	Path Developments Pty Ltd	7 Otto Street, Walloon	Single Dwelling	16/06/2021	Approved	Plumbing Inspector

DIVISION 4						
Delegated Authority: 61 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
11169/2021/PFT	Platinum Building Approvals Pty Ltd	2 Hines Street, Walloon	Single Dwelling	17/06/2021	Approved	Plumbing Inspector
11177/2021/PFT	Bold Properties	24 Mary Crescent, Rosewood	Single Dwelling	17/06/2021	Approved	Plumbing Inspector
9888/2021/PID	Department Of Energy And Works	528 Karrabin Rosewood Road, Walloon	Proposed Infrastructure Designation - Walloon State School	07/06/2021	Approved	Development Assessment Central Manager
9863/2021/PPC	Chilton Woodward & Associates	17 Pisasale Drive, Yamanto	Tenancy 14/15S Fitout - Yamanto Central	31/05/2021	Approved	Plumbing Inspector
10092/2021/PPC	East Coast Hydraulics Pty Ltd	6 The Terrace, North Ipswich	Tenancy Fitout - FC1A - Sushia Riverlink	31/05/2021	Approved	Plumbing Inspector
10155/2021/PPC	ACOR Consultants	1 Rosewood Road, Amberley	Amenities Refurbishment	14/06/2021	Approved	Plumbing Inspector
10401/2021/PPC	Building Services Engineers	66 Hunter Street, Brassall	Grease Arrestor Replacement	09/06/2021	Approved	Plumbing Inspector
6574/2021/PPR	Oracle Building Corporation Pty Ltd	13 Turnbull Road, Thagoona	Non-Sewered Single Dwelling	28/05/2021	Approved	Plumbing Inspector
8479/2021/PPR	Aushomes Pty Ltd	42 Hayes Street, Brassall	Community Residence	25/05/2021	Approved	Plumbing Inspector
9045/2021/PPR	Amanda Arnell-Smith	110 Linnings Road, Haigslea	On-Site Sewerage Facility Upgrade plus Ablutions Building	16/06/2021	Approved	Plumbing Inspector
9312/2021/PPR	Checkpoint Building Surveyors	7001 Paluma Place, Karalee	Non-Sewered Single Dwelling	25/05/2021	Approved	Plumbing Inspector
9376/2021/PPR	MH Plumbing & Drainage Pty Ltd	52 Starks Road, Tallegalla	Replace HSTP	26/05/2021	Approved	Plumbing Inspector
9491/2021/PPR	Niebling Investments	15 Suffield Drive, Yamanto	Septic Conversion	28/05/2021	Approved	Plumbing Inspector
9782/2021/PPR	Pacific Approvals Pty Ltd	19 Jezebel Street, Rosewood	Attached Dwelling	26/05/2021	Approved	Plumbing Inspector
10245/2021/PPR	Bold Properties	10 Parkdale Court, Chuwar	Non-Sewered Single Dwelling	10/06/2021	Approved	Plumbing Inspector
10213/2021/PPR	Hallmark Homes	17 Blackwall Road, Chuwar	Non-Sewered Single Dwelling	04/06/2021	Approved	Plumbing Inspector
10356/2021/PPR	Approveit Building Certification Pty Ltd	370 Haigslea Amberley Road, Walloon	New Dwelling, porch and garage - On-site sewage	07/06/2021	Approved	Plumbing Inspector
10424/2021/PPR	Taylor Environmental	1-5 Lyndon Way, Karalee	Extension to Dwelling- Connect to existing septic	09/06/2021	Approved	Plumbing Inspector
10566/2021/PPR	TJB Building Certifiers	6 Joanne Place, Brassall	Single Dwelling & Auxiliary Unit	11/06/2021	Approved	Plumbing Inspector
7629/2021/RAL	Baird & Hayes Surveyors And Town Planners	17 Edward Street, Marburg	Reconfiguring a Lot - Boundary Realignment (Four (4) Lots into Four (4) Lots)	08/06/2021	Approved	Senior Planner (Development)
7699/2021/RAL	Mr Jayden Scott Blanch	301 Tallegalla Two Tree Hill Road, Marburg	Reconfiguring a Lot - Boundary Realignment [Two (2) lots into Two (2) lots]	03/06/2021	Approved	Senior Planner (Development)
713/2019/SSP/A	Wastehub Pty Ltd	143 Toongarra Road, Wulkuraka	Lots 1 and 2 on SP317852	02/06/2021	Approved	Senior Development Planning Compliance Officer
5182/2020/SSP/A	Mr Peter Barbaro	590 Karrabin Rosewood Road, Walloon	Lots 9001 & 9002 on SP309062	31/05/2021	Approved	Senior Development Planning Compliance Officer

Doc ID No: A7382784

ITEM: 9

SUBJECT: IPSWICH WASTE SERVICES CUSTOMER SATISFACTION SURVEY

AUTHOR: STRATEGY AND BUSINESS PLANNING COORDINATOR

DATE: 29 JUNE 2021

EXECUTIVE SUMMARY

This is a report concerning the results of Ipswich Waste Services (IWS) Customer Satisfaction Survey conducted in May 2021. The biennial survey is a key mechanism to gauge customer satisfaction performance against the targets set in the Operational Plan and recently adopted Resource Recovery Strategy.

RECOMMENDATION

That the report be received and the contents noted.

RELATED PARTIES

Not Applicable.

IFUTURE THEME

Natural and Sustainable

PURPOSE OF REPORT/BACKGROUND

The purpose of this report is to provide an overview of the recent results from Ipswich Waste Services (Resource Recovery) Customer Satisfaction Survey. In accordance with the performance targets detailed in Council's 2020-2021 Operational Plan (as shown in the below table – line 1), Ipswich Waste Services have an acceptable customer service standard of 85% satisfaction rating with a target of >90%.

Customers

PERFORMANCE TARGETS – CUSTOMERS			
KEY RESULT AREA	INDICATORS	ACCEPTABLE STANDARD	TARGETS
Provide value to customers	Customer response to survey questions indicates customer satisfaction with the service.	>85%	>90%
	Number of domestic refuse and recycling bins repaired or replaced per 1000 bins in service.	<7	<5
	Number of domestic refuse and recycling bin missed service complaints or extra services requested per 1,000 bins in service.	< 5	< 4

In May 2021, IWS completed its biennial customer satisfaction survey to gauge its performance against this target. Three hundred customers were contacted via telephone by

Council's Customer Contact Centre canvassing a range of topic's including timeliness, driver assistance and friendliness, telephone courtesy, task completeness and overall service performance. The overall customer satisfaction results for each category are as follows:

Timeliness of response	89.4%
Telephone courtesy	92.6%
Driver assistance and Friendliness	90.6%
Completion of requested task	88.6%
Overall Service	91.1%

The overall summary results of the survey concluded a customer satisfaction rating of 91%, indicating not only has IWS met its required satisfaction rating, but surpassed the stretch target of >90%.

Below are some direct quotes received during the survey:

- *"Compliment waste service manager following complaint"*
- *"Fantastic loved Ipswich Waste Services"*
- *"Garbage collection driver – specifically great – excellent customer service"*
- *"Value for money, loves having green waste service, bin was delivered earlier than expected, overall fantastic"*
- *"Gives drivers a Xmas present every year when they come by as she really appreciates the work they do for her and the council"*
- *"Provided specific feedback to service officer – Joh who he described as "an absolute legend, the highest of customer service provided, so kind and soft spoken and most of all very genuine. It was months later and still remembers the interaction"*
- *"Drivers so friendly and great for the kids at Christmas time – very friendly"*
- *"Driver always waves to their son when he goes out to look at the truck (3yo child)"*

LEGAL/POLICY BASIS

Not Applicable.

RISK MANAGEMENT IMPLICATIONS

Not Applicable.

HUMAN RIGHTS IMPLICATIONS

Section 58(1) of the Human Rights Act 2019 makes it unlawful for council to act or make a decision:

- (a) in a way that is not compatible with human rights; or

- (b) in making a decision, to fail to give proper consideration to a human right relevant to the decision.

As the recommendation is for the report to be received and noted, no human rights have been impacted.

FINANCIAL/RESOURCE IMPLICATIONS

Not Applicable.

COMMUNITY AND OTHER CONSULTATION

Not Applicable.

CONCLUSION

Ipswich Waste Services has achieved a 91% customer satisfaction rating in the May 2021 biennial customer satisfaction survey. This result highlights the consistency in high level customer service and satisfaction of Ipswich residents and businesses with their waste collection services.

In the recently adopted Resource Recovery Strategy, Goal 3 *Providing Excellence in Customer Service* has a target of 90% customer satisfaction. This latest survey indicates that Ipswich Waste Services is already achieving this target and is well on the way to continuing great customer service into the future.

Damien Guard

STRATEGY AND BUSINESS PLANNING COORDINATOR

I concur with the recommendations contained in this report.

Kaye Cavanagh

MANAGER, ENVIRONMENT AND SUSTAINABILITY

I concur with the recommendations contained in this report.

Sean Madigan

ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

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