



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, 14 July 2022
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 Deputy Mayor Jacob Madsen Councillor Marnie Doyle Councillor Andrew Fechner Councillor Kate Kunzelmann Councillor Russell Milligan Councillor Nicole Jonic

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE AGENDA

9.00 am on Thursday, 14 July 2022

Council Chambers

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GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 6

14 JULY 2022

AGENDA

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

BUSINESS OUTSTANDING

1. **RESPONSE TO NOTICE OF MOTION - SPRAY SEAL ROAD MAINTENANCE TREATMENTS**

This report is in response to a Notice of Motion which was raised at the Council meeting held on 19 May 2022, item number 17.4.

RECOMMENDATION

That this report be provided as information only to Councillors from a Notice of Motion and that it be noted that no recommendations at this time are being submitted.

CONFIRMATION OF MINUTES

2. **CONFIRMATION OF MINUTES OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(05) OF 16 JUNE 2022**

RECOMMENDATION

That the Minutes of the Meeting held on 16 June 2022 be confirmed.

OFFICERS' REPORTS

3. ****DISPOSAL OF COUNCIL FREEHOLD LAND IN TRUST LOCATED AT 7001 REDBANK PLAINS ROAD, REDBANK PLAINS**

This is a report concerning development application 6436/2019/CA and the requirement for part of land owned by Ipswich City Council ('Council') on trust for road purposes to be disposed to MG Land Pty Ltd (the "Developer") in freehold (to

facilitate new housing lots) located at 7001 Redbank Plains Road, Redbank Plains, described as Lot 902 on SP292400.

RECOMMENDATION

- A. That Council declare part of 7001 Redbank Plains Road, Redbank Plains, more particularly described as the part of Lot 902 on SP292400 that is highlighted in yellow in Plan 4 in this report, surplus to Council requirements and available for disposal ('Surplus Land').
- B. That pursuant to section 236(2) of the *Local Government Regulation 2012* (Regulation), Council resolve that the exception at section 236(1)(c)(iv) of the Regulation applies to the disposal of the Surplus Land at 7001 Redbank Plains Road, Redbank Plains more particularly described as part of Lot 902 on SP292400 (Council Land) (Council file reference 5609), because the Surplus Land is being disposed of to a person who owns adjoining land.
- C. That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take "contractual action" pursuant to section 238 of the Regulation, in order to implement Council's decision.

4. COUNCIL RESPONSE TO THE STATE GOVERNMENT - INDEPENDENT ENVIRONMENTAL PROTECTION AGENCY (EPA) CONSULTATION

This is a report concerning a proposed response to the Queensland State Government's request for targeted consultation on the proposal for an independent Environmental Protection Agency.

Only one response is submitted per organisation. This report details Council's response to the consultation survey and associated submission.

RECOMMENDATION

That this report be received, noted and made available to the Queensland State Government as Ipswich City Council's submission, together with the Survey response as detailed in Attachment 1.

5. FOGO WASTE BIN FEE FOR TENANTED PROPERTIES

This is a report concerning the Food Organics Green Organics (FOGO) waste bin charge for tenants of Ipswich rental properties.

RECOMMENDATION

That the FOGO waste bin charge for tenants of Ipswich rental properties be set at \$80.00 per annum, effective from 1 July 2022.

6. INFRASTRUCTURE AND ENVIRONMENT DEPARTMENT CAPITAL DELIVERY REPORT MAY 2022

This is a report concerning the performance of the capital delivery by the Infrastructure and Environment Department for the month of May 2022.

In the first half of the financial year the department was on track to deliver 100% of the capital program. This was unfortunately disrupted by the two significant rain events in 2022. As a result of these events our construction crews were re-tasked to complete flood clean up and recover works for an extended period. In addition to this, the wet weather meant that both Council and its contractor were unable to conduct construction work for a period of approximately 2 months. This has negatively impacted the overall delivery of the capital program in terms of timing. The department expects to complete all uncompleted 2021-2022 Project in the first quarter of the 2022-2023 FY as well as completing the approved projects in the 2022-2023 Capital Program.

RECOMMENDATION

That the report be received and the contents noted.

7. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 31 May 2022 to 4 July 2022.

RECOMMENDATION

That the report be received and the contents noted.

8. PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

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

RECOMMENDATION

That the report be received and the contents noted.

NOTICES OF MOTION

MATTERS ARISING

Doc ID No: A8086412

ITEM: 1

SUBJECT: RESPONSE TO NOTICE OF MOTION - SPRAY SEAL ROAD MAINTENANCE TREATMENTS

AUTHOR: MANAGER, CAPITAL PROGRAM DELIVERY

DATE: 30 MAY 2022

EXECUTIVE SUMMARY

This report is in response to a Notice of Motion which was raised at the Council meeting held on 19 May 2022, item number 17.4.

RECOMMENDATION/S

That this report be provided as information only to Councillors from a Notice of Motion and that it be noted that no recommendations at this time are being submitted.

RELATED PARTIES

N/A

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

That a report be prepared which includes information on:

1. The various road surface treatment options, including spray seals, available to local governments, and the relative cost and benefits of these treatments.
2. How Council prioritises road maintenance projects.
3. How Council determines when a spray seal is identified as the preferred treatment for a particular road.
4. The number of spray seals undertaken on council roads in the last three financial years, the number of complaints received about these treatments, and the number of complaints that required remediation.
5. Whether Council's use of spray seals is consistent with their use by comparable local governments.

There are a range of options available for the surface treatments of roads across the City, however ICC predominantly uses either asphalt re-surfacing or a sprayed seal application.

ASPHALT is produced in a dedicated plant that heats, dries and mixes aggregate, bitumen and sand into a composite mix. It is then delivered to site and applied through a paving machine while hot as a solid material at a nominated or required thickness.

A **SPRAY SEAL** treatment consists of a thin layer of bitumen that is sprayed on to the existing surface as a hot liquid, that is immediately followed by the application of a single layer of crushed aggregate.

Spray seals cost approximately 40% of the cost of an asphalt surface on a direct comparison based on m2. However, this figure will change with site location, design, scale of the work and market pricing.

Due to the significant cost differential, spray seals are the predominant surfacing type in rural areas where access to batching plants are more costly. Sprayed seals account for around 70% of the total length of all surfaced roads across Australia.

In urban areas, asphalt surfaces are preferred due to their structural strength, durability, improved resistance to surface stresses, lower noise and lower maintenance.

In comparison to asphalt surfaces, the performance of spray seals deteriorates more rapidly than asphalt due to oxidation and hardening of the bitumen layer.

Over time the seal will require earlier maintenance intervention due to the loss of aggregate or minor surface cracking which may result in a weakening of the underlying pavement.

As broad indicator, spray seal surfaces are expected to require re-application after approximately 7-10 years where asphalt surfaces are expected to last approximately 15-20 years before requiring re-surfacing.

Asphalt provides a smoother and more durable asphalt road surface than a bitumen-sealed road.

Unlike sprayed seals, asphalt provides the added benefit of being a structural layer within a pavement, although thin asphalt layers, say 25–40 mm, are not considered to offer a significant structural contribution to a pavement.

The features of a spray seal surface:

- High surface texture and skid resistance
- High traffic noise
- Does not resist damage due to turning heavy vehicle traffic
- Does not contribute to structural strength of pavement
- Mainly used for rural roads

Features of an asphalt surface:

- Low traffic noise
- Resists damage due to turning traffic

- Contributes to overall pavement structural strength (particularly for depths greater than 35mm)
- Mostly used for urban roads

How Council prioritises road maintenance projects.

The road rehabilitation programs are primarily driven by inspections of existing roads, safety considerations, asset age, traffic counts, environmental conditions and forecasts of future performance.

The current level of service provided by a road can be quantitatively measured through a range of indicators based on road characteristics and surface defects such as:

- roughness
- edge breaks
- shoving
- rutting of the seal surface
- loss of seal texture
- percentage of cracking
- percentage of potholes.

Future road performance modelling then uses a range of predictive data including:

- current and historical road condition and maintenance costs
- the age of overall pavement and the surfacing materials
- traffic volumes
- other road details to project road conditions

The modelling system used in Council to carry out this evaluation and generate future works programs is the SMEC Pavement Management System (PMS). The PMS has been in use in Council for more than twenty years and the parameters used in its operation are regularly reviewed and outputs validated through design.

The most recent review was undertaken for the 2021-2022 capital budget inputs.

ROAD CONDITION ASSESSMENTS:

Every three to four years Council has a full condition assessment undertaken of the entire sealed road network, capturing data on all road segments. Council's asset register of all sealed road pavements contains approximately of 1,550 km of Council owned roads – which is growing each year.

The condition assessment is performed utilising a vehicle fitted with technology to measure and record the surface defects and/or roughness. Other more specific road testing is also performed from time to time to provide additional information on the pavement characteristics and underlying subgrade to address particular problems.

The most recent condition assessment was carried out during the period October 2019 to April 2020.

ROAD REHABILITATION MODELLING:

In developing the future works program, the PMS uses the historic, current and predicted pavement conditions and maintenance costs for each road section. The current sealed road rehabilitation program has been based on minimising Council costs for the network over the full life cycle of the pavement.

How Council determines when a spray seal is identified as the preferred treatment for a particular road.

The initial determination of whether a spray seal is identified as the preferred resurfacing option is based on the following initial assessment:

1. What is the current surface type?
2. Has current surface type performed as expected/planned?

If yes to Q2, then re-apply a like-for-like surface treatment

If no to Q2, then identify cause of under-performance and determine appropriate pavement solution.

The consequence of this initial like-for-like assessment is that older, urban areas of Ipswich will continue to have a spray seal applied to the road network by default while newer areas will automatically have asphalt overlays applied.

The recommendation to move from an existing spray seal treatment to an asphalt surface is usually only identified if there has been a significant increase in traffic load or if turning and/or braking traffic is damaging the spray seal.

At this stage there is no program in place to improve the service level standard to that which an asphalt overlay provides in urban areas.

The number of spray seals undertaken on council roads in the last three financial years, the number of complaints received about these treatments, and the number of complaints that required remediation.

The number of spray seals undertaken over past 3 financial years is as follows:

Financial Year	2019-2020 FY					
Finished Surface Treatment / #'s/ m2 / \$	Reseal (Spray Seal) m2	No. of Streets Spray Sealed	Asphalt Resurfaced m2	No. of Streets Asphalt Resurfaced	Total Area - m2 Resurfaced (Combined Spray Seal & Asphalt)	Total Number of streets Resurfaced
Division						
Division 1	1,403	1	1,736	1	3,139	2
Division 2	20,529	9	0	0	20,529	9
Division 3	53,038	5	12,594	5	65,632	10
Division 4	35,638	10	3,685	2	39,323	12
Division 5	67,068	20	1,220	1	68,288	21
Division 6	28,892	9	0	0	28,892	9
Division 7	39,691	15	18,360	8	58,051	23
Division 8	15,060	4	581	1	15,641	5
Division 9	0	0	0		-	0
Division 10	122,864	11	5054	3	2,399	14
Total in FY	384,183	84	43,230	21	301,894	105

Financial Year	2020-2021 FY	2020-2021 FY	2020-2021 FY	2020-2021 FY	2020-2021 FY	2020-2021 FY
Finished Surface Treatment / #'s/ m2	Reseal (Spray Seal) m2	No. of Streets Spray Sealed	Asphalt Resurfaced m2	No. of Streets Asphalt Resurfaced	Total Area -m2 Resurfaced (Combined Spray Seal & Asphalt)	Total Number of streets Resurfaced
Division / Area / Suburb						
Division 1	65,921	14	1,880	2	67,801	16
Division 2	29,923	11	1,440	2	31,363	13
Division 3	134,055	62	19,962	11	154,017	73
Division 4	175,688	49	1,815	3	177,503	52
Total in FY	405,587	136	25,097	18	430,684	154

Financial Year	2021-2022 FY	2021-2022 FY	2021-2022 FY	2021-2022 FY	2021-2022 FY	2021-2022 FY
Finished Surface Treatment / #'s/ m2	Reseal (Spray Seal) m2	No. of Street Spray Sealed	Asphalt Resurfaced m2	No. of Streets Asphalt Resurfaced	Total Area -m2 Resurfaced (Combined Spray Seal & Asphalt)	Total Number of streets Resurfaced
Division / Area / Suburb						
Division 1	1,225	3	12,519	8	13,744	11
Division 2	23,597	13	41,089	13	64,686	26
Division 3	75,307	36	40,702	13	116,009	49
Division 4	88,582	29	13,443	9	102,025	38
Total in FY	188,711	81	107,753	43	296,464	124

The number of complaints received for spray seal road rehabilitation works have been collated below.

It should be noted that there are a number of different reporting mechanisms that residents can utilise to lodge complaints, and as such the information provided may not be complete.

Complaints can be received via the CES system, as direct calls or emails to the Project Manager listed on the works notifications or through complaints lodged with Divisional offices.

From the information available we have been able to provide the following analysis:

CES Data

- Road resurfacing complaint register – there are 9 streets that have complaints recorded against them from the 2021-2022 resurfacing program
- Sealed road maintenance requests – there are 45 requests generated in the last 3 FYs related to recently constructed sealed roads

On Site Data – Sealed Road Defects Spreadsheet

- 2019-2020 FY
 - Approx. 88 seals completed
 - Approx. 44 roads identified with defects requiring repairs
 - 50% intervention rate – **this ranges from small defect (i.e. sweeping) to significant bleeding**
- 2020-2021 FY
 - Approx. 167 seals completed
 - Approx. 155 roads identified with defects requiring repairs
 - 93% intervention rate - **this ranges from small defect (i.e. sweeping) to significant bleeding**
- 2021-2022 FY
 - Approx. 71 roads completed (not all asphalt projects have been removed from this list)
 - Approx. 18 roads identified with defects requiring repairs
 - 25% intervention rate - **this ranges from small defect (i.e. sweeping) to significant bleeding**
 - Failures are all identified in streets completed prior to summer. This indicates that an increase is expected when roads recently completed go through their first summer cycle.
- Summary
 - Approx. 326 seals completed
 - Approx. 217 roads identified with defects
 - 67% intervention rate
- Qualifications
 - Most defects are isolated failures, typically bleeding
 - Not all defects will require rectification
- Defect rectifications
 - Costs have not been clearly captured as some of the issues are under normal Defects Liability Periods and the contractor is responsible

- One standalone project to address defect precinct (Thomas/Mary/Eileen St, Flinders View) at cost of \$177,177.34 excl. GST. Rectification was asphalt overlay on the seal.
- Maintenance team did undertake some intervention during last summer, the extent and cost of this is unknown.
- Additional costs incurred due to additional sweeper requests to address customer complaints

Other Data/discussion points

- Most complaints are not captured in CES and are directly responded to via the stakeholder or project management team
- Most seal complaints occur during summer months due to high temperature ranges
- Limited cost effective and timely options to respond to these complaints
- Many complaints received immediately following work to remove loose stone, which is essential to creating a good seal
- Loose stone has also had an impact in claims to contractor's insurance department (broken windscreens)
- Many complaints received about perceived poor quality work due to comparisons with asphalt or previous surface (likely a well bedded seal)
- Many complaints regarding tracking of seal onto driveways or footpaths
- Limited season to complete works, restricting ability to deliver
- Expertise in the industry relating to seals is significantly harder to find than asphalt experience
- One significant cost is the man hours from the construction team/stakeholder team put in to dealing with complaints
- In addition, there is a knock of effect on normal capital delivery program when contractor has to stop program to return/revisit site to deal with defects

Whether Council's use of spray seals is consistent with their use by comparable local governments.

It is the opinion of the Capital Delivery Branch that the use of spray seal surface treatments within the City of Ipswich is higher than that of comparable local governments.

When compared to the local government areas of Moreton Bay, Redland and Logan it can be determined that those other local Councils separate the surface treatments into the categories of spray seal for rural or semi-rural areas and asphalt is used for urban areas.

This can be evidenced by their respective 'Annual Contracts' for bitumen re-surfacing that have separable portions for asphalt and spray seal surfacing. The listing of roads for each separable portion can then be located as urban or rural/semi-rural.

It is uncommon for established urban communities to have on-going spray seal rehabilitation programs.

LEGAL/POLICY BASIS

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

RISK MANAGEMENT IMPLICATIONS

Not applicable

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
RECEIVE AND NOTE REPORT
The Recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

FINANCIAL/RESOURCE IMPLICATIONS

Not applicable

COMMUNITY AND OTHER CONSULTATION

Not applicable

CONCLUSION

This information provided is a response to the Notice on Motion.

Graeme Martin

MANAGER, CAPITAL PROGRAM DELIVERY

I concur with the recommendations contained in this report.

Sean Madigan

GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

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

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(05)

16 JUNE 2022

MINUTES

<u>COUNCILLORS' ATTENDANCE:</u>	Mayor Teresa Harding (Chairperson); Councillors Paul Tully (Deputy Chairperson), Nicole Jonic, Sheila Ireland, Jacob Madsen, Marnie Doyle, Andrew Fechner, Kate Kunzelmann and Russell Milligan
<u>COUNCILLOR'S APOLOGIES:</u>	Nil
<u>OFFICERS' ATTENDANCE:</u>	Chief Executive Officer (Sonia Cooper), General Manager Community, Cultural and Economic Development (Ben Pole), General Manager Infrastructure and Environment (Sean Madigan), General Manager Planning and Regulatory Services (Peter Tabulo), Acting General Manager Corporate Services (Jeff Keech), Coordinator – Major Projects and Advocacy (Dan Heenan), Manager, Economic and Community Development (Cat Matson), Community Development Manager (Melissa Dower), Development Assessment Central Manager (Mitchell Grant), Manager, Procurement (Richard White), Acting Chief Financial Officer (Paul Mollenhauer), Manager, Capital Program Delivery (Graeme Martin), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Manager, Infrastructure Strategy (Tony Dileo), Manager Development Planning (Anthony Bowles), Senior Planner (Development)(Sandeep Nanjappa), Manager Community and Cultural Services (Don Stewart), Acting Property Services Manager (Kerry Perrett), Senior Property Officer (Acquisitions and Disposals) (Alicia Rieck), Property Officer (Judy Howard), Property Officer (Tara Wall), Senior Policy and Communications Officer (David Shaw), Senior Media Officer (Darrell Giles) and Theatre Technician (Trent Gray)

WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY

Mayor Teresa Harding (Chairperson) delivered the Acknowledgement of Country

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

In accordance with section 150EQ of the *Local Government Act 2009*, at Item 6, Councillor Sheila Ireland informed the meeting that she has a declarable conflict of interest in

Development Application – 19897/2021/MCU – Recommendation – Griffith Group One Pty Ltd ATF Griffith Group One Trust Child Care Centre at Brassall.

The nature of the interest is that Councillor Ireland's grandson attends the childcare centre at Clem Street, Brassall.

Councillor Sheila Ireland invited the other councillors to determine if she can continue to participate in the decision process.

It was moved by Councillor Paul Tully and seconded by Mayor Teresa Harding that Councillor Sheila Ireland does not have a declarable conflict of interest in the matter because there is no personal or financial benefit to the councillor and therefore a reasonable person would trust that the final decision is made in the public interest.

The eligible councillors present at the meeting decided that Councillor Sheila Ireland may participate in the meeting in relation to the matter, including by voting on the matter.

BUSINESS OUTSTANDING

1. IPSWICH 2032 SUMMIT

This is a report concerning the Mayoral Minute of 24 March 2022 and responding to Recommendation A with a draft Ipswich 2032 Summit event plan, agenda and format.

DECISION

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

That the Ipswich 2032 Summit report be received and the contents noted.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

NEGATIVE

Councillors:

Nil

The motion was put and carried.

Councillor Nicole Jonic arrived at the meeting at 9.02am.

2. RESPONSE TO PETITION - REINSTATEMENT OF PEDESTRIAN CROSSING AT BLACKSTONE ROAD, SILKSTONE

This is a report concerning a petition received from the local community requesting the reinstatement of the pedestrian crossing on Blackstone Road near the intersection with Coolibah Street, Silkstone

DECISION

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

- A. That the pedestrian crossing on Blackstone Road near the intersection with Coolibah Street, Silkstone not be reinstated.**
- B. That the chief petitioner be advised of the outcome of this report.**

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

CONFIRMATION OF MINUTES

3. CONFIRMATION OF MINUTES OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(04) OF 5 MAY 2022

DECISION

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

That the Minutes of the Meeting held on 5 May 2022 be confirmed.

AFFIRMATIVE

Councillors:

Harding

NEGATIVE

Councillors:

Nil

Tully
Ireland
Madsen
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

OFFICERS' REPORTS

4. ADOPTION OF THE UPDATED LANDSCAPE AREAS ON NATURE STRIPS POLICY

This is a report concerning the repealing of the current policy and adoption of the updated Landscape Areas on Nature Strips Policy that has been reviewed, updated and placed onto the new corporate template which is part of the regular policy and procedure review process.

The objective of this policy remains the same as the original version, to provide guidance to property owners and occupiers wishing to establish landscape areas and gardens on the nature strip in front of their property(s). In general, this policy refers to residential areas where the speed limit is 80km per hour or less.

****RECOMMENDATION**

- A. That the policy titled 'Landscape Areas on Nature Strips Policy', as detailed in Attachment 1, as per resolution No. 4 of the Policy and Administration Board No. 2014(11) of 18 November 2014 – City Management and Finance Committee No. 2014(12) of 25 November 2014 and adopted at the Council Ordinary Meeting of 2 December 2014, be repealed.
- B. That the policy titled 'Updated Landscape Areas on Nature Strips Policy', as detailed in Attachment 3, be adopted.

Councillor Paul Tully proposed the following amendment to the Updated Landscape Areas on Nature Strips Policy:

- B. That the policy titled 'Updated Landscape Areas on Nature Strips Policy', as detailed in Attachment 3, be adopted with an amendment to section 12 Post Approvals and Historic installation as follows:
- In the second paragraph replacement of the word 'relative' with 'relevant'

- In the third paragraph: insertion of the words ‘rectified or’ after the words ‘will be’.

Deputy Mayor Jacob Madsen proposed the following further amendment to the Updated Landscape Areas on Nature Strips Policy:

- In the third and fourth paragraph replacement of the words ‘resident’s expense’ with the words ‘property owner’s expense’.

DECISION

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

- A. That the policy titled ‘Landscape Areas on Nature Strips Policy’, as detailed in Attachment 1, as per resolution No. 4 of the Policy and Administration Board No. 2014(11) of 18 November 2014 – City Management and Finance Committee No. 2014(12) of 25 November 2014 and adopted at the Council Ordinary Meeting of 2 December 2014, be repealed.**
- B. That the policy titled ‘Updated Landscape Areas on Nature Strips Policy’, as detailed in Attachment 3, be adopted with an amendment to section 12 Post Approvals and Historic installation as follows:**
- In the second paragraph replacement of the word ‘relative’ with ‘relevant’
 - In the third paragraph: insert the words ‘rectified or’ after the words ‘will be’.
 - In the third and fourth paragraph replacement of the words ‘resident’s expense’ with the words ‘property owner’s expense’.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

Attachments

1. Amended Attachment 3 showing tracked changes made by Growth, Infrastructure and Waste Committee
-

5. PROPOSED IPSWICH ADOPTED INFRASTRUCTURE CHARGES RESOLUTION (NO. 1) 2022

This is a report concerning the adoption of the proposed Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2022 to replace Council's current charges resolution, the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2021. This is an annual exercise to ensure that Council's charges for trunk infrastructure keep pace with increases in infrastructure costs, by applying the Producer Price Index (PPI) for Construction.

DECISION

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

That Council adopt the proposed Adopted Infrastructure Charges Resolution as detailed in Attachment 1 pursuant to s113 of the *Planning Act 2016* as the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2022.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

6. DEVELOPMENT APPLICATION - 19897/2021/MCU - RECOMMENDATION - GRIFFITH GROUP ONE PTY LTD ATF GRIFFITH GROUP ONE TRUST CHILD CARE CENTRE AT BRASSALL

This is a report concerning an application seeking approval for a child care centre at 102 and 104 Pine Mountain Road, Brassall.

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 below.

****RECOMMENDATION**

That Council approve Development Application No. 19897/2021/MCU being a Material Change of Use- Community use (Child Care Centre) subject to conditions as contained in Attachment 1 of this report.

During discussion of this matter, Councillor Sheila Ireland stated a possible conflict of interest in the matter in that Councillor Ireland's grandson attends the childcare centre at Clem Street, Brassall.

In accordance with section 150EQ of the *Local Government Act 2009*, Councillor Sheila Ireland informed the meeting that she has a declarable conflict of interest in Item 6 titled Development Application – 19897/2021/MCU – Recommendation – Griffith Group One Pty Ltd ATF Griffith Group One Trust Child Care Centre at Brassall.

The nature of the interest is that Councillor Ireland's grandson attends the childcare centre at Clem Street, Brassall.

Councillor Sheila Ireland invited the other councillors to determine if she can continue to participate in the decision process.

It was moved by Councillor Paul Tully and seconded by Mayor Teresa Harding that Councillor Sheila Ireland does not have a declarable conflict of interest in the matter because there is no personal or financial benefit to the councillor and therefore a reasonable person would trust that the final decision is made in the public interest.

The eligible councillors present at the meeting decided that Councillor Sheila Ireland may participate in the meeting in relation to the matter, including by voting on the matter.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

DECISION

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

That Council approve Development Application No. 19897/2021/MCU being a Material Change of Use- Community use (Child Care Centre) subject to conditions as contained in Attachment 1 of this report.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

7. DEVELOPMENT APPLICATION - 3827/2019/CA - CHANGE REPRESENTATIONS RECOMMENDATION - WOOD MULCHING INDUSTRIES (WMI) ENCLOSED COMPOST MANUFACTURING AND BIO-GAS FACILITY AT SWANBANK

This is a report concerning an applicant's change representations request to amend some of the conditions of approval for the development of a Waste Activity located within the Temporary Local Planning Instrument (TLPI) No. 1 of 2020 (Waste Activity Regulation) - Swanbank / New Chum Waste Activity Area at 7006 Unnamed Road, Swanbank.

The original application was determined by Council at the Ordinary Meeting in March 2022.

The applicant's change representations request to amend some of the conditions of development approval is recommended to be approved in part.

****RECOMMENDATION**

- A. That Council agree in part to the change representations to Development Approval 3827/2019/CA, being the Reconfiguring a Lot {One (1) lot into Two (2) lots with associated Easement (for access, servicing and shared facilities) and One (1) balance lot} subject to conditions as contained in Attachment 1 of this report.

- B. That Council agree in part to the change representations to Development Approval 3827/2019/CA being the Material Change of Use for Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Biogas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, subject to conditions as contained in Attachment 1 of this report.

Mayor Teresa Harding proposed a further recommendation in relation to the inclusion of an additional condition:

- C. That an additional condition be included - Condition 21c – That storage of and stockpiling for raw and finished green material must not exceed the height of the compost mixing shed building.

DECISION

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

- A. **That Council agree in part to the change representations to Development Approval 3827/2019/CA, being the Reconfiguring a Lot {One (1) lot into Two (2) lots with associated Easement (for access, servicing and shared facilities) and One (1) balance lot} subject to conditions as contained in Attachment 1 of this report.**
- B. **That Council agree in part to the change representations to Development Approval 3827/2019/CA being the Material Change of Use for Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Biogas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, subject to conditions as contained in Attachment 1 of this report.**
- C. **That an additional condition be included as follows:
Condition 21c – That storage of and stockpiling for raw and finished green material must not exceed the height of the compost mixing shed building.**

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

NEGATIVE

Councillors:

Nil

Milligan
Jonic

The motion was put and carried.

8. WASTE AND CIRCULAR ECONOMY TRANSFORMATION DIRECTIVE - UPDATE 7

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

This report includes the proposed 10-year Directive Implementation Plan and associated Implementation Report for Council endorsement.

Deputy Mayor Jacob Madsen left the meeting at 9.44 am.

Deputy Mayor Jacob Madsen returned to the meeting at 9.47 am.

DECISION

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

- A. That the report be received and the contents noted.**
- B. That Council endorse the proposed Implementation Plan and Implementation Report under the Waste and Circular Economy Transformation Directive.**

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

9. INFRASTRUCTURE AND ENVIRONMENT DEPARTMENT CAPITAL DELIVERY REPORT
APRIL 2022

This is a report concerning the performance of the capital delivery by the Infrastructure and Environment Department for the month of April 2022.

Officers across the whole Infrastructure and Environment Department are contributing to the positive results seen in the early stages of the 2021-2022 financial year. The capital program has been and continues to be significantly impacted by the high levels of rainfall experienced in the Ipswich LGA this year. At this stage it is expected that the capital program will be significantly underspent at the end of financial year due to the impact of the wet weather.

DECISION

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

That the report be received and the contents noted.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

10. **PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT**

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

DECISION

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

That the report be received and the contents noted.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

NEGATIVE

Councillors:

Nil

Madsen
Doyle
Fechner
Kunzelmann
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 for the period 20 April 2022 to 31 May 2022

DECISION

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

That the report be received and the contents noted.

AFFIRMATIVE

Councillors:

Harding
Tully
Ireland
Madsen
Doyle
Fechner
Kunzelmann
Milligan
Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 9.00 am.

The meeting closed at 10.03 am.

**** Refer Council Ordinary Meeting of 30 June 2022 for amendment**

Doc ID No: A8120791

ITEM: 3

SUBJECT: DISPOSAL OF COUNCIL FREEHOLD LAND IN TRUST LOCATED AT 7001 REDBANK PLAINS ROAD, REDBANK PLAINS

AUTHOR: ACTING PROPERTY SERVICES MANAGER

DATE: 15 JUNE 2022

EXECUTIVE SUMMARY

This is a report concerning development application 6436/2019/CA and the requirement for part of land owned by Ipswich City Council ('**Council**') on trust for road purposes to be disposed to MG Land Pty Ltd (the "Developer") in freehold (to facilitate new housing lots) located at 7001 Redbank Plains Road, Redbank Plains, described as Lot 902 on SP292400.

RECOMMENDATION

- A. That Council declare part of 7001 Redbank Plains Road, Redbank Plains, more particularly described as the part of Lot 902 on SP292400 that is highlighted in yellow in Plan 4 in this report, surplus to Council requirements and available for disposal ('Surplus Land').
- B. That pursuant to section 236(2) of the *Local Government Regulation 2012* (Regulation), Council resolve that the exception at section 236(1)(c)(iv) of the Regulation applies to the disposal of the Surplus Land at 7001 Redbank Plains Road, Redbank Plains more particularly described as part of Lot 902 on SP292400 (Council Land) (Council file reference 5609), because the Surplus Land is being disposed of to a person who owns adjoining land.
- C. That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take "contractual action" pursuant to section 238 of the Regulation, in order to implement Council's decision.

RELATED PARTIES

- Urban Strategies Pty Ltd (the "Applicant")
- MG Land Pty Ltd (the "Developer")

There was no declaration of conflicts of interest

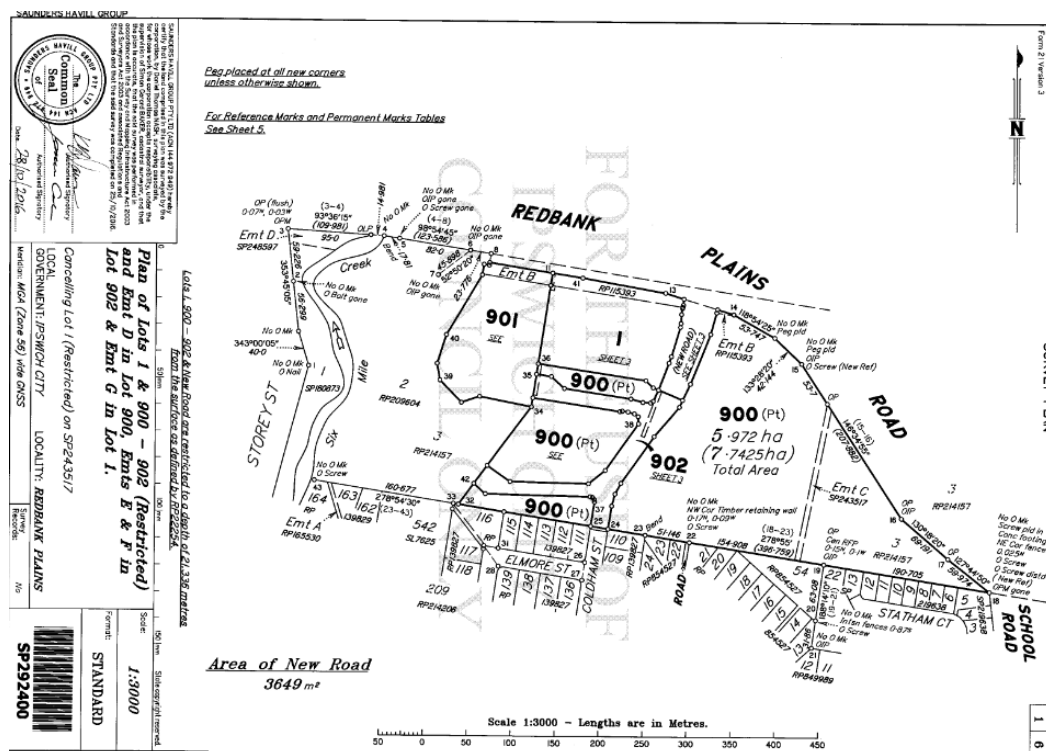
IFUTURE THEME

Vibrant and Growing

In 2016 Council considered and approved Development Application 6436/2015/CA which was for, in part, a reconfiguration of a lot. The Development Application resulted in the creation of a layout plan as shown below, and the approval from Council contained a condition that required the dedication only of a future road corridor to be held in trust by Council.

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Plan 2



When comparing Plans 1 & 2 the layouts are consistent.

In 2019 Development Application 6274/2019/CA was approved over land at 7000 and 7001 Redbank Plains Road, Redbank Plains for:

- Multiple Residential (180 townhouses in eight (8) stages);
- Material Change of Use (fourteen (14) single residential dwellings); and
- Reconfiguring a Lot (two (2) into 16 lots in two (2) stages).

For the avoidance of doubt, the land at 7000 and 7001 Redbank Plains Road, Redbank Plains is the same land that was subject to Development Application 6436/2015/CA.

The initial stage of reconfiguring a lot established the project lots, with the parent parcel being subdivided into three (3) parcels as follows;

- Proposed Lot 1 - Multiple residential (180 townhouses)
- Proposed Lot 2 - Fourteen (14) residential lots
- Proposed Lot 900 - Drainage reserve dedicated to Council

IMPORTANT NOTE:
Easements in Proposed New Road absorbed by New Road upon registration.

Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No: 6274/2019/CA

Date: 19 March 2020

Signed: [Signature]

Land must be dedicated for the purposes of road reserve in accordance with condition 4(a) of the Reconfiguring a Lot development permit.

SCALE 1:2000 (A3)

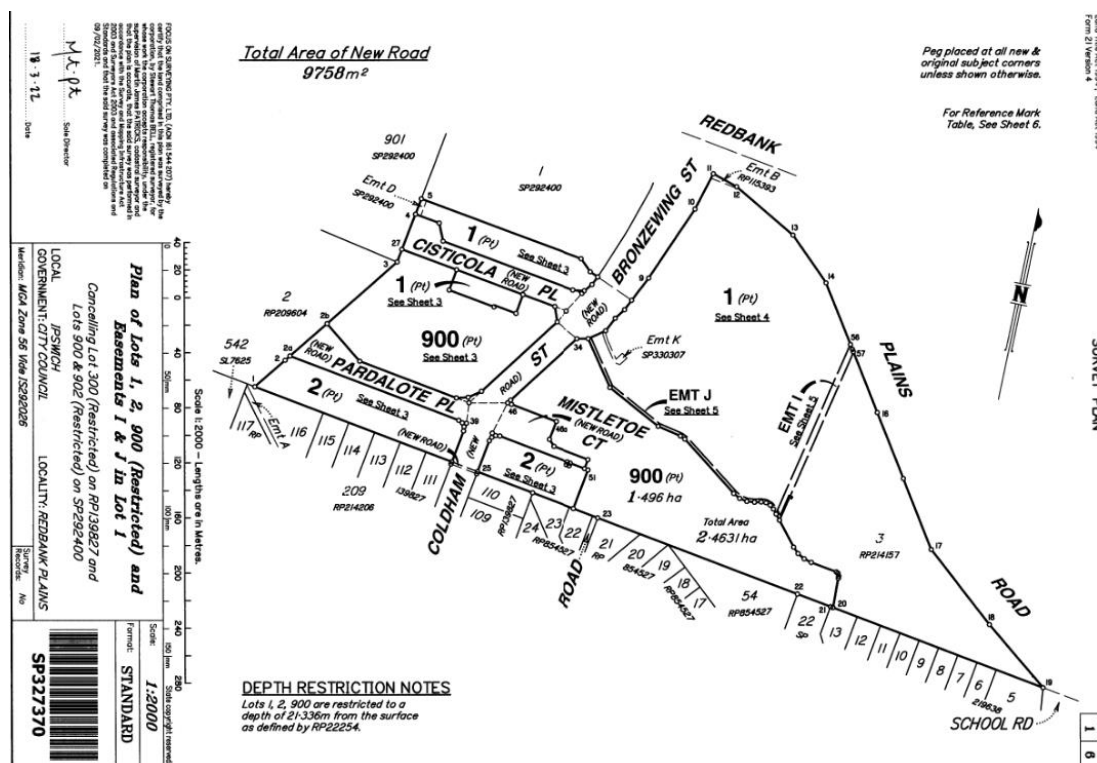
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Plan 4



The area indicated in the yellow outline above needs to be transferred from Council's ownership (noting that Council presently owns the land subject to a trust that the land is to be used for future road purpose) to MG Homes (who will take the land in freehold not subject to any trust) for the development of houses. The land indicated in green needs to be dedicated as road reserve. This is then reflected on the survey plan SP327370 as shown below:

Plan 5



DISCUSSION

As part of the conditions of the approval of Development Application 6274/2019/CA, the developer is required to transfer Lot 900 to Ipswich City Council on trust for a drainage reserve. The developer will be retaining proposed lots 1 and 2.

By signing the Form 18A Consent Form for the Survey Plan, Council will be requesting that, aside from the transfer of the yellow area identified on Plan 4 (which will be further explained below), the balance of Lot 902 on SP292400 be dedicated and opened as road (as shown by the references to New Road adjacent to the street names on Survey Plan 327300). At present, Council owns a strip of land between the new road that will connect Coldham Street to Bronzewing Street on paper and the existing Coldham Street. This strip of land has been functioning as an access restriction strip, restricting access to Coldham Street over the land that is being developed, and from Coldham Street to the land that is being developed. The registration of Survey Plan 327370 will extinguish that access restriction strip and open it as road. Although the opening of the access restriction strip will result in land owned by Council being disposed of, it is not caught by the requirements of the *Local Government Regulation 2012* (Qld). This is for the following reasons:

1. Under section 95 of the *Land Act 1994* (Qld), land in all roads dedicated and opened for public use vests in the State. Therefore, ownership of land that is dedicated and opened as a road statutorily vests in the State;

2. Under section 51 of the *Land Title Act 1994* (Qld), any land that is to be dedicated for road purposes is automatically opened as road upon registration of the survey plan;
3. If an access restriction strip is no longer required, the outcome is that the strip of land is opened as road; and
4. Part 3, Division 2 of the *Local Government Regulation 2012* (Qld) relates to actions that a local government must do before it enters a valuable non-current asset contract (emphasis added). A contract is formed where there is an offer, that offer is accepted, and consideration is exchanged. Under the terms of the *Land Act 1994* (Qld), ownership of the land must vest in the State, so there is no offer to transfer the land to the State, for the State to accept. Further, the statutory requirements prevent Council from seeking any consideration for the land vesting in the State (as it is automatic under the provisions of the *Land Act 1994* (Qld)). Therefore, a contract is not formed where Council dedicates land for road purposes through the execution of a Form 18A Consent to a Survey Plan, and Part 3, Division 2 of the *Local Government Regulation 2012* (Qld) is therefore not triggered.

While Coldham St will be connected to Bronzewing St on paper (again with the trusteeship extinguished) the connection between the two shall not be constructed.

For the transfer of the area in yellow on Plan 4 Council needs to comply with the provisions of the *Local Government Regulation 2012* (Qld) relating to the disposal of a valuable non-current asset. Lot 902 on SP292400 is owned by Council subject to the terms of a trust, which requires that the land is used for the purpose of road. However, in the event that Council identifies that part of Lot 902 is not required, and will never be required, for the purpose of road, Council can resolve to declare the land to be Surplus Land. Council can be satisfied that the part of Lot 902 identified in yellow on Plan 4 is not required, and will never be required, for future road purposes as a road has been provided by the developer adjacent to the area in yellow.

Upon part of Lot 902 being declared Surplus Land, the terms of the trust require Council to transfer the Surplus Land to an Adjoining Owner provided that the requirements of the trust terms are satisfied. Because of this requirement in the terms of the trust, the land is not suitable to be offered for disposal by tender or auction and it is in the public interest for the disposal to occur without a tender or auction, as it would contravene the terms of the trust under which Council hold the land for Council to dispose of the land to anyone other than the Adjoining Owner, which could reduce public confidence in Council and its adherence to its obligations and duties as the trustee of land within the Ipswich Local Government Area. This is also relevant regarding the sound contracting principles, as Council is required by the terms of the trust to dispose of the land to an Adjoining Owner, so is acting in accordance with its obligations under the terms of the trust. Due to the location of where the area in yellow is located, the only possible adjoining owners are Council and the developer.

A valuation report is being prepared by an independent registered valuer to determine the market value of the land to ensure the disposal is in accordance with section 236 of the *Local*

Government Regulation 2012 and sound contracting principles. This is a confidential valuation and will be circulated when received prior to the meeting.

LEGAL/POLICY BASIS

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

Local Government Act 2009

Local Government Regulation 2012

Land Title Act 1994

Land Act 1994

RISK MANAGEMENT IMPLICATIONS

There is a risk that Council could be held liable for damages that may arise through any delays in resolving the discrepancy.

The assessment and subsequent recommendations have been prepared to ensure consistency with legislation and sustainable development in the best interests of the community.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Recommendations A, B and C state that Council declare part of Lot 902, located at 7001 Redbank Plains, Redbank Plains surplus to Council requirements and dispose to MG Land Pty Ltd.
(b) What human rights are affected?	Not applicable
(c) How are the human rights limited?	Not applicable
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable
(e) Conclusion	The decision is consistent with human rights.

FINANCIAL/RESOURCE IMPLICATIONS

There are no resource implications associated with this report.

COMMUNITY AND OTHER CONSULTATION




This is a matter between Council and the Developer and as such no external consultation was required or needed.

CONCLUSION

To ensure that the right property and titling arrangements are administered as a consequence of conditions relating to Development Application 6274/2019/CA for a residential subdivision, it is recommended that Council:

1. Declare land surplus and dispose of a portion of Lot 902 on SP292400 to MG Land Pty Ltd (as the adjoining landowner) as freehold land.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Property Plan - 7001 Redbank Plains Road, Redbank Plains ↓ 
2.	Trust Document - Lot 902 SP292400 ↓ 
3.	Title Search - Lot 902 SP292400 - 7001 Redbank Plains Road, Redbank Plains ↓ 
	CONFIDENTIAL
4.	Title Search - Lot 900 SP292400 - 7000 Redbank Plains Road, Redbank Plains
5.	Valuation Report - 7001 Redbank Plains Road, Redbank Plains (to be circulated prior to the meeting)

Kerry Perrett

ACTING PROPERTY SERVICES MANAGER

I concur with the recommendations contained in this report.

Anthony Dunleavy

MANAGER, LEGAL AND GOVERNANCE (GENERAL COUNSEL)

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.

Peter Tabulo

GENERAL MANAGER PLANNING AND REGULATORY SERVICES

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



Ipswich City Council

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Australia

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Web

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Business Hours

8:00am - 4:30pm (Mon - Fri)

Property Plan 7001 Redbank Plains Road, Redbank Plains



PROPERTY DETAILS

Address: 7001 Redbank Plains Road Redbank Plains Qld 4301
Lot Plan: 902SP292400

Owner: Ipswich City Council Program 23
Area: 8805m²

MAP DETAILS

Scale:

1:3,771

Metres 50 100 150



LEGEND



Selected Property



House Number / Boundary



Easement

Item 3 / Attachment 1.

PROPERTY DETAILS			
Published Date: 17/06/2022			
Address:	7001 Redbank Plains Road Redbank Plains Qld 4301	Suburb:	Redbank Plains
LotPlan:	902SP292400	Postcode:	4301
Area:	8805m ²	Division:	Division 1
Tenure:	Tenure: FH Description: FREEHOLD		
RATING DETAILS			
PPN:	168481	Assessment :	
Owner:	Ipswich City Council Program 23	Mail Address:	Ipswich City Council Program 23 Ipswich City Council PO Box 191 IPSWICH QLD 4305
Land Use:	Code: 0159 Description: Vacant Land Council Owned	Rates:	Code: 700 - State Govt Emergency & Fire Levy - Group 1
Dogs:	No Registered Dog		
WORK AREA DETAILS			
Census:	SA1: 31004130210 SA2: 31004130 SA3: 31004 SA4: 310 Mesh Block: 30348790000 Block Category: Residential	Historic Flood:	1974 Affected: False 2011 Affected: False
IE Work Area:	District 2 - Eastern Team 6B	PRS Planning Team Area:	Development - East Team
PRS Engineering Teams Areas:	Team Name: East Technical Officer : Adrian Bulley Team Name: East - Delivery Team A Technical Officer : Mitchell Weatherhead	PRS Regulatory Work Area:	Area 1: PR Compliance - Development 2 Area 2: PR Compliance - Local Laws Investigation 3 Area 3: PR Compliance - Animal Management 1
Waste Work Area:	Zone 1	Catchment:	Catchment: Brisbane River Subcatchment: Six Mile Creek
PLANNING & DEVELOPMENT DETAILS			
Zones:	REC - Recreation	Development Constraints:	OV11 High Pressure Gas Pipeline Buffer Area OV11 High Pressure Oil Pipeline Buffer Area OV3 Mining Constrained Area OV5 Urban Catchment Flow Paths OV7A Building Height Restriction Area 90m OV7A Outer Horizontal Surface RL 176.5 OV7B 13km Existing Committed Urban Townships Buffer
Divisions buffered 50m:	Division 1		

717715315 V0 REGISTERED Recorded Date 14/12/2016 10:55 Page 1 of 6

QUEENSLAND TITLES REGISTRY

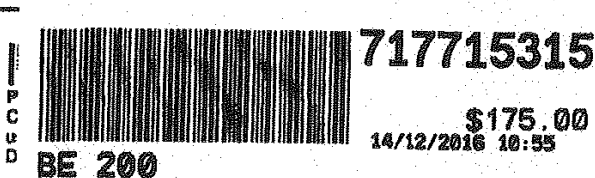
Land Title Act 1994, Land Act 1994 and Water Act 2000

TRANSFER

Duty Imprint

FORM 1 Version 5

Page 1 of 6



Client No: 1051837 Duties Act 2001
Transaction No: 513-083-907
Duty Paid \$ Nil ☐ Exempt
UTI \$
Date: 13/12/16 Signed: [Signature]

1. Interest being transferred (if shares show as a fraction)

FEE SIMPLE

Lodger (Name, address, E-mail & phone number)

Lodger Code

HWL Elsworth

88A

Note: A Form 24 - Property Information (Transfer) must be attached to this Form where interest being transferred is "fee simple" (Land Title Act 1994), "State leasehold" (Land Act 1994) or "Water Allocation" (Water Act 2000).

2. Lot on Plan Description

LOT 902 ON SP292400

Title Reference

TO ISSUE FROM 50881850

3. Transferor

IPSWICH CITY DEVELOPMENTS PTY LTD ACN 167 100 441

4. Consideration

\$1 AND IN SATISFACTION OF A CONDITION OF A DEVELOPMENT APPROVAL UNDER THE SUSTAINABLE PLANNING ACT 2000, S 324(1)(B)

5. Transferee

Given names

Surname/Company name and number

(Include tenancy if more than one)

IPSWICH CITY COUNCIL AS TRUSTEE

6. Transfer/Execution The Transferor transfers to the Transferee the estate and interest described in item 1 for the consideration and in the case of monetary consideration acknowledges receipt thereof. The Transferor declares that the information contained in items 3 to 6 on the attached Form 24 is true and correct. The Transferee states the information contained in items 1, 2, 4 to 6 on the attached Form 24 is true and correct. Where a solicitor signs on behalf of the Transferee the information in items 1, 2, 4 to 6 on Form 24 is based on information supplied by the Transferee.

NOTE: Witnessing officer must be aware of their obligations under section 162 of the Land Title Act 1994.

Separate executions are required for each transferor and transferee. Signatories are to provide to the witness, evidence that they are the person entitled to sign the instrument (including proof of identity).

Ipswich City Developments Pty Ltd
ACN 167 100 441

[Signature]
C Dec (41000)
GREGORY PAUL THOMAS

9/12/16

[Signature] Director

[Signature] Director

Witnessing Officer (signature, full name & qualification)

Execution Date

Transferor's Signature

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

[Signature]
JULIE ANN HODGE
J.P (Qualified)
Reg No. 75542

18/11/16

[Signature]
Mayor/Authorised Councillor
Chief Executive Officer/Delegated Officer
for IPSWICH CITY COUNCIL
Michael Simmons
ACTING DEVELOPMENT PLANNING MANAGER

Witnessing Officer (signature, full name & qualification)

Execution Date

*Transferee's or Solicitor's Signature

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

*Note: A Solicitor is required to print full name if signing on behalf of the Transferee and no witness is required in this instance

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994
and Water Act 2000

**SCHEDULE / ENLARGED PANEL /
ADDITIONAL PAGE / DECLARATION**

Form 20 Version 2
Page 2 of 6

Title Reference [TO ISSUE FROM 50881850]

Schedule to Form 1 Transfer.

Transferor: IPSWICH CITY DEVELOPMENTS PTY LTD ACN 167 100 441

Transferee: IPSWICH CITY COUNCIL AS TRUSTEE

1 DEFINITIONS

1.1 Adjoining Land means:

- (a) If the Surplus Land shares (or if it was a separate lot, would share) a boundary with only one freehold lot (other than the balance of the Land itself) – that freehold lot; or
- (b) If the Surplus Land shares (or if it was a separate lot, would share) a boundary with more than one freehold lot (other than the balance of the Land itself) – that freehold lot, but only as regards the part of the Surplus Land in relation to which the shortest distance from any point on the Surplus Land to the closest point of the boundary around that freehold lot is equal to or less than the shortest distance from that point on the Surplus Land to the closest point of the boundary around any other freehold or non-freehold lot (other than the balance of the Land itself) with which the Surplus Land shares (or if it was a separate lot, would share) a boundary.

See clause 7 for some examples.

1.2 Adjoining Owner means in relation to Adjoining Land:

- (a) If the Transferor is the registered owner of the Adjoining Land – the Transferor; or
- (b) otherwise – any successor in title of the Transferor who is the registered owner of the Adjoining Land.

1.3 Connecting Street means a road that has been designed and constructed in accordance with the relevant requirements and standards in the following (in descending hierarchical order):

- (a) any approval or permit issued by Council under Planning Law;
- (b) Council's planning scheme under Planning Law;
- (c) any drawings or other documents incorporated by reference or referred to in the planning scheme;
- (d) any subordinate planning instrument under the planning scheme (for example, planning scheme policies);
- (e) any drawings or other documents incorporated by reference or referred to in any such subordinate planning instrument.

1.4 Council means the transferee named in item 5 of the Form 1 Transfer, and includes any successor trustee of the trust created by this schedule.

1.5 Land means the land specified in item 2 of the Form 1 Transfer.

1.6 Open Space means:

- (a) the land described as Lot 2 on RP209604, title reference 17058093 as at the date of this transfer; and
- (b) the land referred to in condition 4(e) of the decision notice issued by Council under Planning Law on 29 June 2016 in respect of application no. 6432/2015/CA as regards the reconfiguration of a lot.

1.7 Planning Law means the Sustainable Planning Act 2009 or any future law in effect in Queensland that provides for, regulates or prohibits development (including the Planning Act 2016 from its commencement).

1.8 Road Infrastructure means:

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994
and Water Act 2000

**SCHEDULE / ENLARGED PANEL /
ADDITIONAL PAGE / DECLARATION**

Form 20 Version 2
Page 3 of 6

Title Reference [TO ISSUE FROM 50881850]

- (a) any infrastructure, works or thing that Council could place or undertake on the Land, or authorise to be placed or undertaken on the Land, if it was a road under the control of Council as a local government under any statute; and
- (b) any infrastructure, works or thing that forms part of a road, including structures forming part of the road and materials from which the road is made; and
- (c) any infrastructure, works or thing to facilitate the operation or use of land as a road; and
- (d) any infrastructure, works or thing to support or protect a road or something else that is itself covered by this definition.

1.9 Surplus Land means the affected part of the Land if:

- (a) Council decides that part of the Land is not required, and will never be required, for the Trust Purposes, and that decision is made:
 - (1) by a resolution of Council; or
 - (2) by a delegate of Council whose authority finds its source in a resolution of Council and who is acting within the scope of his or her delegation; or
- (b) all of the following apply:
 - (1) Council has issued a development permit under Planning Law; and
 - (2) to carry out the development authorised by the development permit or to comply with a condition of the development permit, any land other than the Land is required to be dedicated as road (even if some or all of the Land also needs to be dedicated as road); and
 - (3) that other land has been dedicated; and
 - (4) as a result of that dedication, and any Road Infrastructure on the dedicated land (or on the dedicated land and on some or all of the Land), and the existing road network, there exists a local network of Connecting Streets which provides a link between the road network and the Open Space so that:
 - (A) traffic entering the local network from Coldham Street to the south can use the local network to reach the Open Space at two separate points and vice versa; and
 - (B) traffic entering the local network from Redbank Plains Road to the north can use the local network to reach the Open Space at two separate points and vice versa; and
 - (C) traffic entering the local network from Coldham Street to the south can exit from the local network to Redbank Plains Road to the north and vice versa.

1.10 Transferor means the transferor named in item 3 of the Form 1 Transfer.

1.11 Trust Purposes means:

- (a) the use of the Land for access to any land adjoining the Land which is owned or occupied by Council in its own right or as trustee of this same trust or some other trust; and
- (b) the construction, placement, modification, extension, repair, maintenance, replacement and use on the Land of Road Infrastructure; and
- (c) the dedication of the Land or any part of it as a road, whether:
 - (1) on one occasion or on multiple occasions; and
 - (2) by the method described in section 51(2)(a) of the *Land Title Act 1994*, by the method described in section 54 of that Act or by some other method known to law.

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994
and Water Act 2000

**SCHEDULE / ENLARGED PANEL /
ADDITIONAL PAGE / DECLARATION**

Form 26 Version 2
Page 4 of 6

Title Reference [TO ISSUE FROM 50881850]

2 DECLARATION OF TRUST

- 2.1 It is declared that the Land is to be held by Council on trust for the Trust Purposes.
- 2.2 However, for all purposes, Council will be taken to be the owner of the Land.

3 TERMS

- 3.1 Council must maintain and manage the Land and any improvements on the Land consistent with achieving the purpose of the trust. Council may take all action necessary for the maintenance and management of the Land.
- 3.2 Council may make and enforce local laws for the use of the Land and any improvements on the Land.
- 3.3 Council must comply with all relevant laws in relation to the exercise of its powers as trustee of the Land.

4 POWERS

- 4.1 As trustee of the Land, Council has all the powers conferred on trustees by the *Trusts Act 1973*, any other statute and the general law.
- 4.2 As trustee of the Land, Council has the power to dedicate the Land to public use for any or all of the Trust Purposes.
- 4.3 In addition, Council has the powers to:
- (a) grant easements (including easements in gross) burdening the Land; and
 - (b) accept the grant of easements benefiting the Land; and
 - (c) grant leases, licences and other occupancy or usage interests or rights affecting the Land; and
 - (d) dedicate a part of the Land to public use (under section 51 of the *Land Title Act 1994* or otherwise) for purposes other than the Trust Purposes; and
 - (e) transfer a part of the Land to a constructing authority under the *Acquisition of Land Act 1967* for a public purpose for which land can be taken under that Act (including by way of an agreement under section 15 of that Act); and
 - (f) reconfigure or participate in or authorise the reconfiguration of the Land in connection with or for the purpose of exercising any of the preceding powers; and
 - (g) deal with itself, either in the same capacity as the capacity in which it holds the Land as trustee or in some other capacity, in exercising any of the preceding powers,
- unless the result or purpose, or a result or purpose, of exercising the power would be that:
- (h) all or substantially all of the Land is sold or disposed of; or
 - (i) the Land can no longer be practically used for the Trust Purposes; or
 - (j) the Land no longer has the character of land held on trust for the Trust Purposes; or
 - (k) the basic nature of the trust created by this Schedule would be destroyed.
- 4.4 If Council dedicates or transfers a part of the Land under clause 4.3(d) or 4.3(e):
- (a) any consideration or compensation received by Council for the dedication or transfer is impressed by the same trust as the trust on which Council holds the Land; and
 - (b) a reference in this Schedule to the Land is taken to be a reference to such of the Land as remains after the dedication or transfer.

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994
and Water Act 2000

**SCHEDULE / ENLARGED PANEL /
ADDITIONAL PAGE / DECLARATION**

Form 20 Version 2
Page 5 of 6

Title Reference [TO ISSUE FROM 50881850]

5 GENERAL

- 5.1 The transferor declares that it has a general charitable intention in creating the trust under this Schedule.
- 5.2 Nothing in this Schedule is intended to prevent or restrict a court from exercising any jurisdiction conferred by the *Trusts Act 1973*, under its inherent jurisdiction or otherwise, including a court's jurisdiction to:
- (a) make a cy-près scheme; or
 - (b) make an administrative scheme; or
 - (c) make an order conferring a power on Council or sanctioning the exercise of a power by Council; or
 - (d) make an order approving any arrangement varying or revoking the trust or enlarging the powers of Council as trustee; or
 - (e) give directions to Council as trustee.
- 5.3 If a court of competent jurisdiction finds that the trust intended to be created by this schedule fails for any reason, including that the Trust Purposes are not charitable purposes in law, then the transferor declares that:
- (a) this schedule, and any reference to Council taking the transfer as trustee, are to be severed from the transfer to which it is attached; and
 - (b) the transfer is to take effect as an absolute transfer and gift of the Land to Council free of any trust.
- 5.4 A reference in this Schedule to a specific statute or statutory provision is to be taken to include a reference to:
- (a) the statute or provision as amended, re-enacted, renumbered or relocated from time to time; and
 - (b) if the statute or provision is repealed – the statute or statutory provision which deals with the same or most closely similar subject matter; and
 - (c) any regulation or other statutory instrument or subordinate legislation under the original statute or provision or under a statute or provision referred to in clause 5.4(a) or 5.4(b).
- 5.5 The law of Queensland applies to this Schedule.
- 5.6 If the whole or any part of a provision of this Schedule is void, unenforceable or illegal in Queensland, it is severed from this Schedule. The remainder of this Schedule has full force and effect and the validity or enforceability of the remaining provisions is not affected. This clause has no effect if the severance alters the basic nature of this Schedule or is contrary to public policy.

6 SURPLUS LAND

- 6.1 It is a condition of the transfer of the Land to Council on trust that Council will transfer the Surplus Land to the Adjoining Owner if:
- (a) any part of the Land becomes Surplus Land; and
 - (b) there is Adjoining Land in relation to the Surplus Land; and
 - (c) there is an Adjoining Owner; and
 - (d) the Adjoining Owner has made a written request to Council for the transfer to the Adjoining Owner of the Surplus Land; and
 - (e) it is lawful to reconfigure or subdivide the Land to excise the Surplus Land from it; and
 - (f) it is lawful to transfer the Surplus Land to the Adjoining Owner; and

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994
and Water Act 2000

**SCHEDULE / ENLARGED PANEL /
ADDITIONAL PAGE / DECLARATION**

Form 20 Version 2
Page 6 of 6

Title Reference [TO ISSUE FROM 50881850]

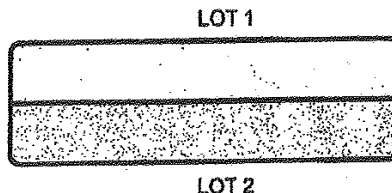
- (g) the Adjoining Owner arranges for the preparation of all plans of survey and other documents required in order to effect the transfer; and
- (h) the Adjoining Owner pays to Council its reasonable costs of dealing with the Adjoining Owner's request; and
- (i) the Adjoining Owner attends to and pays for the stamping and registration of the documents required in order to effect the transfer.

6.2 To remove any doubt:

- (a) Council has no obligation to do anything to make lawful the things mentioned in clauses 6.1(e) and 6.1(f); and
- (b) It is the responsibility of the Adjoining Owner to do whatever is necessary to make those things lawful so as to satisfy those conditions if the Adjoining Owner wants Council to transfer the Surplus Land to the Adjoining Owner; and
- (c) if an approval, permit or consent is required from Council in order to make those things lawful, Council's statutory powers and discretions are not fettered and are exercisable according to law in the same way as they would be exercisable in the absence of this clause 6.

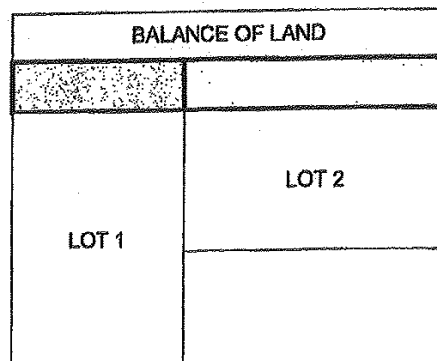
7 EXAMPLES FOR CLAUSE 1.1

- 7.1 Example 1:** Suppose that a segment of the Land, occupying the entire width of the Land, becomes Surplus Land and there is a single lot on each side of the Surplus Land (Lot 1 and Lot 2). In this example, Lot 1 is the Adjoining Land in relation to the lighter-shaded part of the Surplus Land, and Lot 2 is the Adjoining Land in relation to the darker-shaded part of the Surplus Land.



- 7.2 Example 2:** Using example 1, suppose that the only Surplus Land is the darker-shaded area. Lot 2 is the only Adjoining Land.

- 7.3 Example 3:** Suppose that a segment of the Land, not occupying the entire width of the Land and shaded in the diagram below, becomes Surplus Land. Lot 1 is the Adjoining Land in relation to the part of the segment that is darker-shaded. Lot 2 is the Adjoining Land in relation to the part of the segment that is lighter-shaded.



INTERNAL CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 10/06/2022 10:05

Title Reference: 51074814
Date Created: 21/12/2016

Previous Title: 50881850

REGISTERED OWNER

Dealing No: 717715315 14/12/2016

IPSWICH CITY COUNCIL TRUSTEE
UNDER INSTRUMENT 717715315

ESTATE AND LAND

Estate in Fee Simple

LOT 902 SURVEY PLAN 292400
Local Government: IPSWICH

For depth restrictions refer to Plan SP 292400

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19515156 (POR 77)
2. EASEMENT IN GROSS No 717715306 14/12/2016 at 10:54
burdening the land
IPSWICH CITY COUNCIL
over
EASEMENTS E AND F ON SP292400
Lodged at 10:54 on 14/12/2016 Recorded at 12:45 on 21/12/2016

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
713685440	VEG NOTICE	28/01/2011 09:28	CUR	IH-GEN -00
VEGETATION MANAGEMENT ACT 1999				

UNREGISTERED DEALINGS

Dealing	Type	Lodgement Date	Status	Location
721663298	PLAN OF SURV SP/327370	04/05/2022 15:12	ABY	EL-GEN -
721663302	PLAN OF SURV SP/327379	04/05/2022 15:12	ABY	EL-GEN -

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Doc ID No: A8129132

ITEM: 4

SUBJECT: COUNCIL RESPONSE TO THE STATE GOVERNMENT - INDEPENDENT
ENVIRONMENTAL PROTECTION AGENCY (EPA) CONSULTATION

AUTHOR: WASTE AND CIRCULAR ECONOMY TRANSFORMATION OFFICER

DATE: 20 JUNE 2022

EXECUTIVE SUMMARY

This is a report concerning a proposed response to the Queensland State Government's request for targeted consultation on the proposal for an independent Environmental Protection Agency.

Only one response is submitted per organisation. This report details Council's response to the consultation survey and associated submission.

RECOMMENDATION/S

That this report be received, noted and made available to the Queensland State Government as Ipswich City Council's submission, together with the Survey response as detailed in Attachment 1.

RELATED PARTIES

There are no related parties to note.

IFUTURE THEME

A Trusted and Leading Organisation

PURPOSE OF REPORT/BACKGROUND

The Queensland State Government is currently undertaking targeted consultation regarding the proposal for an independent Environmental Protection Agency (EPA) in Queensland. Currently, Queensland's regulator is the Queensland Government Department of Environment and Science (DES).

Currently, DES is responsible for managing and monitoring of environmental risk through a range of avenues including assessment, compliance, investigation and enforcement. Both policy setting and enforcement are within the same Department.

To facilitate this targeted consultation, DES has compiled a survey style questionnaire relating to the proposal for the EPA based on a discussion paper. The discussion paper brings together the learnings from all previous engagement on the matter to provide background and inform the survey results.

The themes discussed in the paper are as follows:

Independence: What is the actual and perceived independence of the governance model?

Accountability: How clear and transparent are the roles, responsibilities and decisions under the governance model?

Financial: Is financial sustainability/independence possible within the governance model? What are the financial impacts of implementation?

Efficiency: How efficiently can services be delivered or transformed/optimised under the governance model?

Effectiveness: How effective is the governance model in achieving the objectives of government and environmental legislation?

Economic: To what degree can the governance model increase investor confidence for proposals that promote ecologically sustainable development?

The survey also requires a response on the respondent's preferred model of operation for the EPA, based on the discussion paper.

It is a requirement of the response, that only one submission is provided on behalf of each organisation. Below is the response to be submitted on behalf of Council.

Invitation to respond - [Independent Environmental Protection Agency \(EPA\) consultation | Environment | Department of Environment and Science, Queensland \(des.qld.gov.au\)](https://www.des.qld.gov.au/consultation/Environment/Department%20of%20Environment%20and%20Science)

Discussion Paper - [Independent Environmental Protection Agency \(EPA\) consultation Discussion paper May 2022 \(des.qld.gov.au\)](https://www.des.qld.gov.au/consultation/Environment/Department%20of%20Environment%20and%20Science)

Expert stakeholders have been invited to provide a submission in response to this discussion paper. The discussion paper questions and responses are included as an attachment to this paper for informational purposes

Summary of Position

As a general summary of the position taken in response to this targeted consultation, it is the position of officers that the establishment of an independent EPA in Queensland needs serious consideration when there is currently an existing regulator in place, and more investment could be made to improve the effectiveness of this regulator rather than creating a new one.

The establishment of an EPA will be a substantial cost. Are the public funds (to the sum of millions of dollars) not be better spent on training, upskilling and employing more staff under the current arrangement? Would this not be more likely to address the potential challenges as opposed to investing significantly into the creation, marketing and resourcing of a new authority. In addition, the establishment of another layer of bureaucracy only increases the potential time lag in decisions and compliance action.

The question of what the issue is, what the objectives for improvement are or what is trying to be fixed by making this change is not adequately answered within the discussion paper provided. There is no clear position presented on why the change is required and what quantifiable improvements would come from such a change.

The separation of water management from Queensland councils has only demonstrated that a different entity can perform the same role, there is little that has changed to improve the functionality or performance of the outcome.

It is further recommended that the following outcomes proposed by the LGAQ be considered for a change in the regulator structure:

- a strategic environmental regulator that provides clarity, certainty and support for local government and industry;
- a clearer delineation of power between environmental strategy development and enforcement action;
- greater responsiveness through an agile regulator that proactively focuses on preventing harm to human health and the environment;
- greater alignment and consistency with other jurisdictions with modern, fit for purpose legislation;
- regulatory approaches that will be targeted, proportionate, risk based and cost-effective;
- governance arrangements based on clear and transparent roles and responsibilities, that work within a financially sustainable and transparent model;
- regulation that is monitored and evaluated to ensure systems remain appropriate and fit for purpose as circumstances change;
- simplified and streamlined compliance processes that are both understood and achievable for industry and local government;
- a well-resourced compliance program that ensures the original intent of the legislation is upheld and deters non-compliance;
- enforcement action that champions open, transparent sharing of relevant, easy to comprehend data proactively, and
- a balance between economic, social and environmental considerations.

LEGAL/POLICY BASIS

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

RISK MANAGEMENT IMPLICATIONS

There are no risks to note in response to the consultation piece.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
RECEIVE AND NOTE REPORT
The Recommendation states that the report be received, and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

FINANCIAL/RESOURCE IMPLICATIONS

There are no financial or resource implications in response to this consultation piece.

COMMUNITY AND OTHER CONSULTATION

There is no community consultation required for the contents of the report. This report is Council's response to consultation facilitated by the Queensland State Government.



CONCLUSION

In conclusion, this report contains Council's response to the targeted consultation undertaken by the Queensland State Government on whether Queensland should have an independent Environmental Protection Agency.

The consultation required only one consolidated response from Council regarding the survey issued. Council also opted to submit a report presenting its views on the proposal.

This report should be received and noted by Council, as the response is submitted on Council's behalf in conjunction with Survey Responses as per Attachment 1, unless modified by Council.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	QLD EPA Draft Stakeholder Engagement Survey Responses  
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Erin Goetz

WASTE AND CIRCULAR ECONOMY TRANSFORMATION OFFICER

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”

INDEPENDENT ENVIRONMENTAL PROTECTION AGENCY (EPA) CONSULTATION
DRAFT SURVEY RESPONSE

Question 1:

Please rank in order of priority what you think are the most important factors for an environmental regulator?

Rank 1–6, where 1 is 'top priority'

1. Independence (decisions the regulator makes are not subject to external influence)
2. Effectiveness (the regulator's actual achievement against the objectives of government and environmental legislation)
3. Accountability (the regulator's roles, responsibilities, and decisions are clear and transparent)
4. Efficiency (the regulator's services are delivered efficiently)
5. Economic (the regulator enables sustainable development)
6. Financial (the funding for the regulator is stable)

Question 2:

How much do you agree that adopting the EPA brand would improve awareness of the role of Queensland's environmental regulator?

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☒ Strongly disagree
- ☐ Not sure

Independence questions

Question 3:

How much do you agree that establishing an EPA as an independent organisational form would improve the independence of the environmental regulator?

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☒ Strongly disagree
- ☐ Not sure

Question 4:

How much do you agree that an independent organisational form would improve community confidence in the integrity of the environmental regulator?

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☒ Disagree
- ☐ Strongly disagree
- ☐ Not sure

Question 5:

How important is it to you that a regulator providing oversight to both public and private entities is established in a form that is independent and at 'arms' length' from government?

- ☐ Very important
- ☐ Important
- ☒ Neutral
- ☐ Not important
- ☐ Not at all important
- ☐ Not sure

Accountability questions

Question 6:

How much do you agree establishing a Board to oversee an independent EPA would improve accountability?

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☒ Strongly disagree
- ☐ Not sure

Question 7:

If Queensland were to adopt a model with a Board or Committee, what areas of expertise do you think are most important to be represented?

Rank in order 1–9 where 1 is 'top priority'.

1. Environmental/natural resources management
2. Science
3. Legal
4. Local government
5. Business/industry
6. Technology
7. Management
8. Cultural
9. Finance/accounting

Question 8:

Are there any other areas of expertise that you think should be represented on a Board or Committee?

- ☐ Yes (free text field appears)
- ☒ No
- ☐ Unsure

Question 9:

How much do you agree that the environmental regulator should publish its own separate annual performance report distinct from the broader department?

- ☐ Strongly agree
- ☒ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ Not sure

Financial questions

Question 10:

What level of risk (in terms of a conflict of interest) do you think would exist if an independent EPA fully controlled its own industry-sourced revenue?

- ☐ Very high risk
- ☒ High risk
- ☐ Neutral
- ☐ Low risk
- ☐ Very low risk
- ☐ Not sure

Question 11:

How much do you agree that funding of environmental regulation should be supported by revenue collected from regulated industries through fees (e.g. licence fees)?

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☒ Disagree
- ☐ Strongly disagree
- ☐ Not sure

Question 12:

How much do you agree that inclusion of an EPA's financial reporting within departmental financial statements would provide sufficient transparency of financial performance?

- ☐ Strongly agree
- ☒ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ Not sure

Efficiency questions

Question 13:

How much more efficient do you think an environmental regulator would be if it was independent?

- ☐ Much more efficient
- ☐ More efficient
- ☒ No difference/unchanged
- ☐ Less efficient
- ☐ Much less efficient
- ☐ Not sure

Question 14:

Would making an independent regulator accountable to a multi-skilled Board further improve its efficiency?

- ☐ Yes
- ☒ No
- ☐ Not sure

Question 15:

Would separating the policy and regulatory functions create any risks for your sector?

- ☒ Yes (please specify—free text box)
- ☐ No
- ☐ Not sure

Given that in the current structure of DES both the policy and regulatory functions already sit together and have a significant disconnect, how will separating them help this? Increased governance would be required should these areas be separated to ensure that the communication still occurred at all levels.

There is high risk of poor decision making that will detrimentally impact the environment if there is not appropriate governance and process in place to address this.

Question 16:

Where do you think the following functions are best located?

(One selection is permitted for each function)

	Department	Independent EPA	Neither	Not Sure
Policy / Legislation Development	Preferred			
Program Delivery (e.g. grants)	Preferred			
Assessment (recommendation)	Preferred			
Approval (decision)	Preferred			
Compliance monitoring	Preferred			
Enforcement (decision)	Preferred			

Effectiveness questions

Question 17:

How much more effective do you think an environmental regulator would be if it is independent?

- ☐ Much more efficient
- ☐ More efficient
- ☐ No difference/unchanged
- ☒ Less efficient
- ☐ Much less efficient
- ☐ Not sure

Question 18:

Would making an independent regulator accountable to a multi-skilled board further improve its effectiveness?

- ☐ Yes
- ☒ No
- ☐ Not sure

Question 19:

Would establishing Advisory Committees for specific focus areas, such as environmental science, improve the effectiveness of the environmental regulator?

- ☒ Yes
- ☐ No
- ☐ Not sure

Question 20:

Which of the following do you feel would be more effective?

- ☒ An EPA with a targeted focus regulating against the risks to environmental values associated with industry and development
- ☐ An EPA with a broader remit of responsibilities, incorporating nature conservation and natural resource management functions

Economic questions

Question 21:

How important is public trust in the regulatory framework to industry's social licence to operate?

- ☒ Very important
- ☐ Important
- ☐ Neutral
- ☐ Not important
- ☐ Not at all important
- ☐ Not sure

Question 22:

How much do you agree that establishing an independent environmental regulator would improve Queensland's environmental reputation?

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☒ Strongly disagree
- ☐ Not sure

Question 23:

How important do you think Queensland's Environmental Social and Governance (ESG) credentials are to its future economic prosperity and job creation?

- ☐ Very important
- ☒ Important
- ☐ Neutral
- ☐ Not important
- ☐ Not at all important
- ☐ Not sure

Final questions

Question 24:

How supportive are you of establishing an independent EPA in Queensland?

- ☐ Very supportive
- ☐ Supportive
- ☐ Neutral
- ☒ Unsupportive
- ☐ Very unsupportive
- ☐ Not sure

Question 25:

On the balance of information presented within the discussion paper do you see a preferred model?

- ☐ No preference
- ☒ Maintain current state
- ☐ Model 1 create EPA identity in departmental form
- ☐ Model 2a Statutory Authority (with board)
- ☐ Model 2b Statutory Authority (without board)
- ☐ Model 3a Statutory Body (with board)
- ☐ Model 3b Statutory body (without board)

These survey questions are the result of key themes identified through investigation, research and stakeholder consultation and engagement. Selecting 'yes' to this next question will take you to a free text field where you can add additional information.

Question 26:

Are there any final comments you would like to make about an independent EPA in Queensland?

- ☒ Yes (free text field appears)
- ☐ No

Doc ID No: A8149971

ITEM: 5

SUBJECT: FOGO WASTE BIN FEE FOR TENANTED PROPERTIES

AUTHOR: STRATEGY AND BUSINESS PLANNING COORDINATOR

DATE: 29 JUNE 2022

EXECUTIVE SUMMARY

This is a report concerning the Food Organics Green Organics (FOGO) waste bin charge for tenants of Ipswich rental properties.

RECOMMENDATION/S

That the FOGO waste bin charge for tenants of Ipswich rental properties be set at \$80.00 per annum, effective from 1 July 2022.

RELATED PARTIES

Related parties include Ipswich Waste Services. There have been no conflicts of interest declared as at the date of this report.

IFUTURE THEME

Natural and Sustainable

PURPOSE OF REPORT/BACKGROUND

The FOGO bin service (formerly the Green Waste bin service) is an opt-in service available to both property owners/ratepayers and tenants of Ipswich rental properties. The FOGO services are priced below the cost of delivery by Ipswich Waste Services in order to promote sustainable waste management behaviours in the community.

The only difference between the service offered to owner-occupiers and tenants is that owner-occupiers are invoiced quarterly for the service through their rates notice, whereas tenants are charged directly via an invoice. There are currently 1038 tenanted properties that have elected to use this service.

On 21 April 2022, Council approved the register of fees and charges to commence 1 July 2022, including an increase in the FOGO bin service for tenants from \$80.00 to \$82.00. This increase was intended to recover in part some of the rising waste disposal costs faced by Council.

At Councils budget meeting of 30 June 2022, it was resolved that the FOGO bin charge for owner-occupied properties be retained at \$80.00 per annum to further encourage uptake.

In order to provide alignment between the charge applied to tenanted and owner-occupied properties, it is proposed that the FOGO charge for tenants be reduced back to \$80.00.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:
Local Government Act 2009, s262(3)(c)

RISK MANAGEMENT IMPLICATIONS

There are no notable risks associated with this proposal.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	The Recommendation seeks to have the IWS FOGO waste bin charge for tenants of Ipswich rental properties be set at \$80.00 per annum, effective from 1 July 2022.
(b) What human rights are affected?	No human rights are affected by this decision. This is a minor amendment to a charge for an optional service. The recommendation seeks to maintain pricing equity between customers who are owner-occupied and tenants.
(c) How are the human rights limited?	Not applicable
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable
(e) Conclusion	The decision is consistent with human rights.

FINANCIAL/RESOURCE IMPLICATIONS

The decision to reduce the FOGO bin service charge for tenants by \$2.00 per annum will result in a small reduction in the IWS revenue forecast of approximately \$2,038 for the 2022-2023 financial year.

Whilst the proposal represents only a small saving to the individual customer, it ensures that tenants are not paying more than owner-occupiers for the service.

COMMUNITY AND OTHER CONSULTATION

Formal external consultation has not been undertaken due to the low value/impact of the proposal, and short timeframes involved. It is anticipated that maintaining alignment between owner-occupied and tenanted properties will be consistent with customer expectations.

CONCLUSION

It is recommended that the Tenant FOGO charge be reduced from \$82.00 to \$80.00, consistent with the fee applied to ratepaying properties.

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

GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

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

Doc ID No: A8058216

ITEM: 6

SUBJECT: INFRASTRUCTURE AND ENVIRONMENT DEPARTMENT CAPITAL DELIVERY
REPORT MAY 2022

AUTHOR: ACTING GENERAL MANAGER, INFRASTRUCTURE AND ENVIRONMENT

DATE: 16 MAY 2022

EXECUTIVE SUMMARY

This is a report concerning the performance of the capital delivery by the Infrastructure and Environment Department for the month of May 2022.

In the first half of the financial year the department was on track to deliver 100% of the capital program. This was unfortunately disrupted by the two significant rain events in 2022. As a result of these events our construction crews were re-tasked to complete flood clean up and recover works for an extended period. In addition to this, the wet weather meant that both Council and its contractor were unable to conduct construction work for a period of approximately 2 months. This has negatively impacted the overall delivery of the capital program in terms of timing. The department expects to complete all uncompleted 2021-2022 Project in the first quarter of the 2022-2023 FY as well as completing the approved projects in the 2022-2023 Capital Program.

RECOMMENDATION/S

That the report be received and the contents noted.

RELATED PARTIES

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

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

Summary

A satisfactory result for the month of May given the heavy rainfall during the first half of the month.

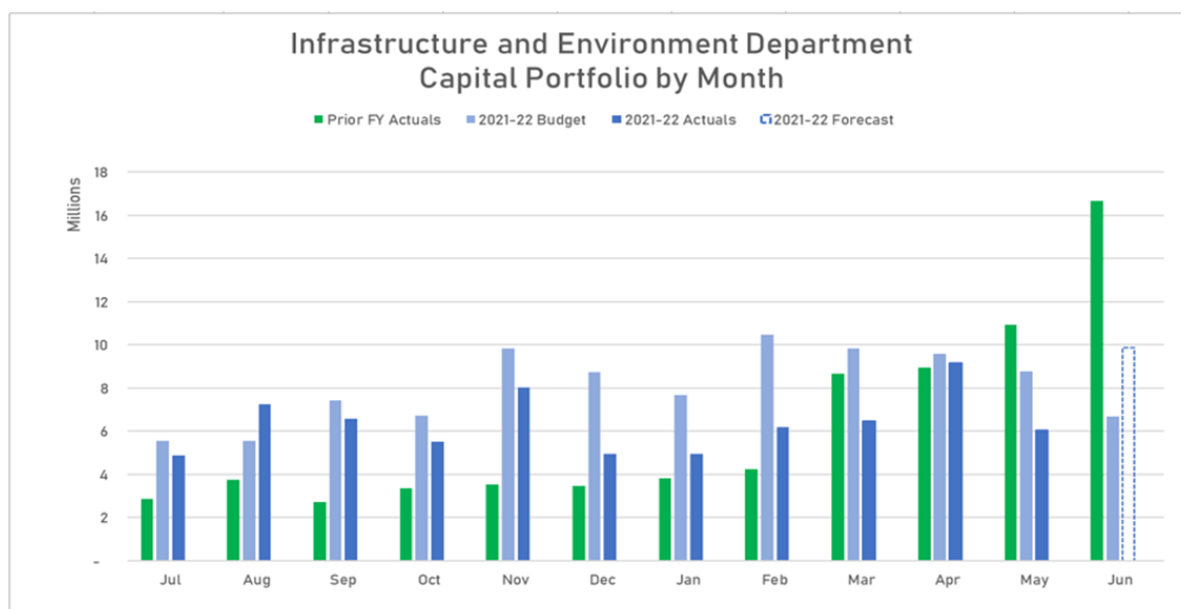
During May Ipswich recorded 284mm of rainfall against a long-term average of 54.4mm. The year to date rainfall (From January to end May 2022) now sits at 1,268.6mm versus the long-term average of 392.7mm for this period.

The May financial outcome was \$6.05mil of actual expenditure, that yields a YTD result of \$70.0mil expenditure versus a YTD budget of \$85.3mil, a negative variance of 18% which has decreased from 21% last month.

The full-year projection now shows a further reduction in the final forecast spend from \$83.7mil in April, down to \$79.8mil which is well below the revised budget of \$92.7mil adopted after the Budget Amendment in April. The reduced forecast is a continuing result of further wet weather events as described above.

The remaining forecast expenditure has been readjusted for June as per the table below:

Month	May	June	Total FFC
May FC		\$9,917,369	\$79,870,056
April FC	\$8,925,665	\$10,868,245	\$83,741,566
March FC	\$11,286,000	\$9,895,000	\$89,050,000



Works during May were delayed due to further rain and flooding early in the month, which had impacts on projects such as the Road Resurfacing Program, Springfield Parkway Upgrade, Waters Road Upgrade, Redbank Plains Youth, Sutton Park Amenities and Rubber Softfall placement. The Drainage Rehab Program also loss momentum on key projects at Pettigrew St and Hayne St which are placed in the Bremer River catchment and impacted by river flooding.

The Gravel Re-sheeting Program was down in May due to continued wet weather and saturation of the pavements and road verges. Crews have been diverted to flood repair works.

Fleet deliveries had remained slow again for passenger vehicles in May, with actual expenditure of \$69k vs original budget of \$322k.

The rephased Whitwood Rd rehabilitation works remained on track despite wet weather again and met the forecast spend for May of \$520k, final works are now scheduled for completion in July due to Extension Of Time claims approved for wet weather.

IE Deliverable - May 2022			MTD				
Capital Program			Actuals	Budget	Variance (Budget - Actuals)	Forecast	Variance (Forecast - Actuals)
Asset Rehabilitation			2,126,537	2,676,161	549,624	3,714,913	1,588,376
Corporate Facilities			30,290	122,500	92,210	110,000	79,710
Local Amenity			368,407	349,333	- 19,074	505,000	136,593
Flood Mitigation & Drainage			13,206	20,000	6,794	15,700	2,494
Parks, Sports & Environment			704,582	437,621	- 266,961	1,020,241	315,659
Transport And Traffic			2,436,190	2,409,343	- 26,847	3,030,449	594,259
Project Overheads			49,047	-	- 49,047	-	- 49,047
Infrastructure Program			5,728,258	6,014,958	286,700	8,396,303	2,668,046
Fleet			224,046	232,032	7,986	322,711	98,665
Waste			67,188	149,624	82,436	156,901	89,713
CONTINGENCY			-	-	-	-	-
Others (Specialist Equipment)			34,587	18,000	- 16,587	49,750	15,163
Total			6,054,078	6,414,614	360,536	8,925,665	2,871,587
YTD			2021-22 Financial Year				
Actuals	Budget	Variance (Budget - Actuals)	Forecast Remaining FY	Forecast Final Cost (exc 2021-22 impact)	Current Approved Budget	Variance (Budget - Forecast)	
34,384,247	46,051,228	11,666,981	4,597,582	38,981,829	47,126,846	8,145,017	
937,668	1,145,583	207,915	188,160	1,125,828	1,221,883	96,055	
3,234,269	4,139,665	905,396	296,000	3,530,269	4,629,000	1,098,731	
673,301	505,000	- 168,301	27,200	700,501	513,000	- 187,501	
4,839,923	5,798,559	958,636	1,143,378	5,983,301	6,111,767	128,466	
19,690,156	21,862,556	2,172,400	2,613,559	22,303,715	23,914,319	1,610,604	
734,687	-	- 734,687	- 734,687	0	-	0	
64,494,250	79,502,591	15,008,341	8,131,192	72,625,442	83,516,815	10,891,373	
4,338,724	4,213,993	- 124,731	1,065,738	5,404,462	5,273,231	- 131,231	
1,001,305	1,478,270	476,965	487,094	1,488,399	1,894,284	405,885	
-	-	-	-	-	-	-	
167,456	191,750	24,294	184,298	351,754	2,011,750	1,659,996	
70,001,734	85,386,604	15,384,870	9,868,322	79,870,056	92,696,080	12,826,024	

Monthly Program Variances Greater than \$100k (Budget vs Actual)

Asset Rehabilitation was \$544K under budget for the month of May.

The under expenditure experienced is attributed across a number of projects, however this was partially offset by over expenditure which reduced the final negative variance.

A major contributor to the under expenditure was the Sealed Road Rehab Program with an underspend of \$848K due to further weather delays and a \$480k reversal of expenditure, due to a negative accrual required.

The Bundamba Creek Bridge and Vehicular Bridge Joint Repair projects had a combined overspend of \$215k due to rephasing following delays with previous flooding.

The Kerb & Channel rehabilitation projects of Kirton Street and Doyle Street were delayed for commencement due to wet weather impacts. Rosewood Showgrounds Amenities however exceeded both the baseline budget and forecast by \$132K, due to previous rephasing of project.

The Road Resurfacing sub-program was also well under budget by \$570k, due to rephased works previously impacted with wet weather in February – March period and continuing in May. The works were however \$280k over the forecast as asphalt overlay works aren't impacted by wet weather compared to chip seals. It remains identified that a \$500k portion of the reseal program will be carried over into next FY.

Other projects significantly impacted again by further wet weather was the Gravel Resheeting Program being \$171k under budget for the month and \$690k of budget forecast not to be completed this financial year, which has increased from \$518k last month. This is partially offset by crews being re-directed to flood recovery works on gravel roads across the city.

The Whitwood Rd landfill rehabilitation project, which was rephased to the back half of the financial year, also contributed well with a further \$520k of expenditure meeting the monthly forecast. The project is now scheduled to be completed in July 2022, following EOT's approved for wet weather delays. Final Forecast Cost has currently increase slightly to \$5.21mil vs budget of \$6.95mil until final variations are received.

Parks, Sport & Environment was \$267k over budget for the month of May.

The overspend for the month continues to be a result of rephasing of the Denmark Hill Upgrade and Hardings Paddock projects which were \$230k over budget. There were also a group of projects in the design phase including the Windle Rd Sports Field Upgrade that incurred an overspend of \$145k, which offset the \$138k underspend against the Redbank Plains Youth project.

Suttons Park Amenities Block and pathways were a combined \$34k overspent due to progress made by the Contractor following previous supply issues, with the project forecast for completion in early June.

The Redbank Plains Recreation Reserve Youth Area project was again under budget, due to continued restricted assess issues as a result of further wet weather in early May. Design progress and spend was now slightly ahead on Willey St BMX Canteen Upgrade, Jim Donald's Parklands Clubhouse and Kholo Gardens Retaining Wall following previous delays and rephasing.

Transport & Traffic was \$27k over budget for the month of May.

This was largely due to \$200k of unbudgeted spends on Bus Stop projects requiring service relocations prior to construction and forward design for next FY. There was also \$120k of unbudgeted minor traffic signal works, line marking and \$160k overspend on the Pine Mountain Rd road safety project. These works in total offset the \$477k underspend against the Springfield Upgrade and Greenbank Arterial construction and design projects.

The Springfield Greenbank Arterial Rd Upgrade again progressed well in design and was over budget by \$414k due to previous rephasing of this design work. The Springfield Parkway Stage 2 design was under forecast, due to further delays experienced with the consultant.

Redbank Plains Road Stage 3 was under on expenditure as preliminary works with service relocations were delayed following further wet weather.

The Pine Mountain Road Safety project was well over budget and forecast for the month, due to previous rephasing of works brought forward. The project is now forecast for completion in June.

The PTAIP Bus Stop Program was \$123k overspent from the baseline budget for the month, due to rephased delivery of sites previously delayed by wet weather. There was also an amount of forward design effort undertaken that was previously unbudgeted.

There were also minor over expenditure recorded against budget for forward design effort against Mt Juillerat Dr Upgrade, Ripley Rd Upgrade and Blackstone, Thomas & Creek Intersection Upgrade.

Fleet was \$8k over the budget baseline for the month of May.

Two vehicles that were scheduled for delivery in May have now been forecast for delivery in June, per further advice received from Suppliers, which incurred an underspend of \$128k against budget.

There was also the recent purchase of a Remote Control mower that was purchased for \$117k, which offset the total underspend for the month.

Summary

The current actuals to budget variance at end of May 2022 is 18% (-\$15.3 mil) behind the baseline, which is down from 19% last month. The deficit which was anticipated to be largely recovered in the remainder of the year to meet the revised amended budget of \$92.7 mil, has now been reforecast to a reduced forecast 2021-2022 FY total value of \$79.8 mil.

Capital Expenditure for the full year is now forecast to be approximately 13% under the revised amended budget of \$92.7 mil, this has increased from 8% at end of April.

Major Projects

Springfield Parkway & Springfield-Greenbank Arterial Road Upgrade

Expenditure for the combined projects in May was \$474k under budget expectations (\$2.07mil budget vs \$1.59 mil actual), this was due to further wet weather delays experienced by contractors.

Ongoing wet weather limited works on site in early May, but a number of activities still progressed well on both the Early Works and Civil Works Packages.

Stage 1 - Partial PC was reached for Early Works on the 18 May and the UU Live Connection to be completed in early June, both important Milestones. The Side-track for the Civil Works is almost complete and the switch is programmed for late June to coincide with completion of APA pipe works and Communication Cutovers.

The Opossum Creek Bridge is complete apart from the AC overlay that will be undertaken with the Civil Works Package.

APA progress has been affected by the wet weather and will impact the Civil Works Package, however other services relocations conduits are complete, with Energex commissioned and Telstra/Optus/NBN/TPG programmed for cutover by the end of June.

Stage 3 – The Springfield GBA Upgrade Contractor is well advanced in preliminary planning for the necessary Early Works, with commencement of construction rescheduled for the third quarter of 2022. Centenary Highway Abutment Modification, Earthworks, Stormwater/Drainage and Landscaping early works are required for services relocations.

Design Coordination with Utilities, Lions/TMR /QR is nearing completion and a number of Services Relocation Offers have been received. The 100% Design Milestone has been reviewed, with the Consultant updating the documents and finalising Services Relocation designs. When the design is complete the revised plans will be provided to the Contractor for IFC Pricing verification.

Planning is being finalised to relocate the Bottle Trees at the Centenary High Off Ramp Roundabout.

Redbank Plains Rd Stage 3

Expenditure for the project in May was \$36k below budget for the month. Telstra have now completed their service relocation works which were rephased at the end of April, due to dispute over variations.

The NBN civil works have commenced and are expected to be completed in June 2022. NBN cable hauling and cut over will continue into July however these works have no effect on the main portion of the road upgrade construction works.

The Principal Contractor was scheduled to commence works in May, however due to emergency works and resourcing issues with the Principal Contractor they had requested a delay to commencement until later in 2022. Council deliberated with the Contractor and works are now confirmed to commence in mid-August 2022.

Resurfacing Program

Expenditure on the resurfacing program was \$576k below the budget baseline (\$1.58 mil budget vs \$1.01 mil actual), but \$281k above the forecast for the month of May.

Works were further delayed again with wet weather in early and mid-May, with the asphalt overlays and failure repairs required to be completed. A further \$1.5 mil has now been forecast in June to complete further asphalt overlays in Area 8 this FY.

Discussions are continuing with the resurfacing contractors around mitigating the quantum of the delayed works for asphalt overlays. Currently \$1.5 mil of asphalt surfacing works has been identified for carry over to next FY for Area's 8 and 9, however further overlays maybe

completed prior to end of June pending weather. For the remaining reseals there has been \$500k identified to be carried over to next FY, to complete streets in Area 8.

The current Estimate at Completion value is sitting at \$9.34 mil vs the Total Budget of \$13.50 mil, this is a variance of \$4.15 mil, which includes proposed carry over funding for Area's 8 and 9 and a portion of savings.

Grant Funding

A further two Bus Stop projects (Old Toowoomba Rd and Redbank Plains Rd) were the only projects completed in May with external grant funding commitments.

There are currently 21 x projects that have now been completed to date this FY.

The next scheduled project to be completed is the Sutton Park Amenities in early June, which has pushed out further due to wet weather delays.

PTAIP Bus Stop Program –

Currently this FY there are eight Bus Stops that have now been completed. These were at Riverview Rd, Old Ipswich Rd, 2 x Gorry St, Jeffery St, Old Logan Rd, Old Toowoomba Rd and Redbank Plains Rd.

Of the five sites awarded to a Contractor, four of these are currently delayed with watermain relocations and waiting for Urban Utilities to approve shutdown plans. The budget for these four sites has been allowed for on the Carry Over listing, however there is a chance of delivering two sites if approvals are received from Urban Utilities.

Two of the four sites scheduled with the Internal Construction Crews for delivery before the end of FY have been completed in line with the agreed funding completion date of June 2022.

Of the six projects in the design phase, two have been completed by the consultant and the other four designs will be completed but remain on hold for delivery, as discussions with Translink are ongoing around Bus Stop locations. There are sixteen projects currently issued for forward design, that will be scheduled for delivery next FY.

Expenditure on the Bus Stop program is currently \$137k actuals vs \$160k forecast for the month of May. YTD Expenditure is \$497k vs Total FY Forecast of \$780k.

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

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

Name	Suburb	Estimate	Funding	Completion Date (Completed)
LRCIP Round 2 (Local Roads & Community Infrastructure Program)				
Laurel St KR 20	Redbank Plains	\$663,702	\$241,721	27/08/2021
Mount Crosby Rd FR 21 (2 x Projects)	Tivoli	\$306,058	\$146,439	8/09/2021
South Station Rd LR 20	Raceview	\$1,029,395	\$450,000	18/03/2022
Trevor St Remedial Works	Bellbird Park	\$3,214,754	\$2,900,000	19/11/2021
North Station Rd Ret Wall 18	North Booval	\$3,780,603	\$1,095,000	31/08/2021
Tivoli SC Baseball F 21	Tivoli	\$109,000	\$150,000	15/10/21
URCSP (Unite and Recover Community Stimulus Package)				
Sutton Park Skate 19, Amenities and Pathways	Brassall	\$816,822	\$1,230,000	28/05/2022
Andre Ripoll Pk DS 20	Carole Park	\$50,000	\$50,000	13/08/21
PTAIP (Passenger Transport Accessible Infrastructure Program)				
PTAIP BU 21 – Bus Stops x 22		\$1,335,000	\$831,825	19/05/2022
Gorry St – ID 312224	Goodna			17/02/2022
Gorry St – ID 312225	Goodna			18/02/2022
Riverview Rd – ID 313068	Riverview			18/01/2022
Old Ipswich Rd – ID 313064	Riverview			7/09/2021
Jeffery St – ID 311675	Bundamba			16/03/22
Old Logan Rd – ID 311805	Carole Park			20/04/22
Old Toowoomba Rd – ID 319814	Leichhardt			31/05/22
Redbank Plains Rd – ID 317799	Redbank Plains			30/05/22
CNLGGP (Cycle Network Local Government Grants Program)				
Eastern Ipswich BW 19	Ipswich	\$1,050,826	\$275,000	21/01/2022
Blackspot				
Old Logan Rd & Addison Rd TL 19	Camira	\$696,340	\$459,220	10/09/2021
Hill St Cyprus St TI 20	North Ipswich	\$121,379	\$121,500	10/12/2021
Brisbane Rd Esther St TL 22	Riverview	\$111,724	\$112,000	30/11/2021
Cemetery Rd Whitehill Rd TL 22	Raceview	\$125,338	\$126,000	30/11/2021
LERP (Local Economic Recovery Program)				
Hardings Paddock L 20	Purga	\$418,000	\$340,000	13/05/2022
Fire Station 101	Ipswich	\$284,357	\$58,540	9/08/2021

TIDS (Transport Infrastructure Development Scheme)				
Redbank Plains Stage 3	Redbank Plains / Bellbird Park	7,415,000	705,446	29/06/23
R2R (Roads to Recovery)				
Springfield Greenbank Arterial	Springfield / Springfield Central / Springfield Lakes	21,014,554	2,327,860	23/06/23
SEQCSP (South East Queensland Community Stimulus Program)				
Rosewood RRC Major Upgrade	Rosewood	\$4,500,000	\$4,500,000	30/03/2024
Riverview RRC Upgrade Stage 1	Riverview	\$2,170,000	\$2,170,000	30/06/2023

Multi-year Funded Grant Projects

- Rosewood RRC Major Upgrade
- Riverview RRC Upgrade Stage 1

Master Schedule Delivery Milestones for April

Milestone	May Baseline	May Actual	Actuals Year to date
Practical Completion	9	12	90

As at end of May, the current project completion status shows 90 projects have reached practical completion from a revised total of 127 projects now scheduled for delivery this FY.

Projects to be completed in May were up as expected, following further wet weather in early and mid-May.

Master Schedule Baseline Deliverables for 21-22 FY

Baseline Deliverables	Count of Projects
Design	
Concept Design	25
Detailed Design	41
Construction	
(IFC yet to Complete)	4
(IFC completed)	123
Multiyear Construction	11
Programs	37

The progress of projects to have design completed and issued for delivery this FY has been met, with remaining projects to be carried forward to next FY. Overall this FY, there was 97% of projects issued to the construction teams for delivery.

Projects that didn't achieve IFC:

- 122 Arthur Summervilles Road
- Citywide Signage
- Closed Landfill Comp Works 22
- Jane St DLM RE 22

The data shown above for Concept Design and Detailed Design includes forward design efforts for project delivery in the 2022-2023 FY which has progressed well to date. Over the remaining June period, further assessment will be undertaken for current FY projects that won't reach Practical Completion and require a portion or total project to be carried forward to next FY and funded from within the 2022-2023 FY Budget. The intent will be to schedule and complete these projects in the first quarter of the new FY.

LEGAL/POLICY BASIS

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

RISK MANAGEMENT IMPLICATIONS

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

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
RECEIVE AND NOTE REPORT
The recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

FINANCIAL/RESOURCE IMPLICATIONS

The Infrastructure and Environment Department remains on target to meet the 2021-2022 capital budget.

COMMUNITY AND OTHER CONSULTATION

No community consultation was required in relation to this report.

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

CONCLUSION

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

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Capital Delivery Report May 2022 ↓ 
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Graeme Martin

ACTING GENERAL MANAGER, INFRASTRUCTURE AND ENVIRONMENT

I concur with the recommendations contained in this report.

Sean Madigan

GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

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

IED Capital Portfolio Update Report

May 2022





IED Capital Portfolio Update Report

Stage 1 Springfield Parkway & Springfield Greenbank Arterial, between Centenary Hwy & Eden Station Drive

Package 1 - Early Works

- Total Approved Budget - \$10 mil
- Total forecast for May was \$1.45 mil versus actuals of \$1.04 mil
- Stage 1 - Partial PC was reached for Early Works on the 18 May and the UU Live Connection to be completed in early June, both important Milestones. The Side-track for the Civil Works is almost complete, with the switch programmed for late June to coincide with completion of APA pipe works and Communication Cutovers.
- APA progress has been affected by the wet weather and will impact the Civil Works Package, however other services relocations conduits are complete, with Energex commissioned and Telstra/Optus/NBN/TPG programmed for cutover over by the end of June.
- Stage 3 – The Springfield GBA Upgrade Contractor is well advanced in preliminary planning for the necessary Early Works, with commencement of construction rescheduled for the third quarter of 2022.



IED Capital Portfolio Update Report

Resurfacing Program (Reseals & AC Overlays)

- Total Approved Budget - \$13.5m
- Total forecast for May was \$730k versus actuals of \$1.01 mil
- Resurfacing areas 1, 2, 3, 4 and 6 have been completed including line marking
- Resurfacing areas 5 and 7 are 98% complete apart from a combined four streets that require missed areas to be completed due to vehicles being parked in the street
- Areas 8 asphalt overlays have been completed
- Areas 8 unfinished reseals will be carried over into next FY and scheduled within the 2nd quarter of the FY
- Areas 9 is 90% complete with the remaining two asphalt overlays to be carried over and completed in the 1st week of July
- Top photo is the asphalt overlay in Albert St, Goodna (Area 8) - bottom left photo taken of failure repairs at Heysen Court, Collingwood Park (Area 8) – bottom right photo taken at Addison Rd, Camira (Area 9)





IED Capital Portfolio Update Report

Redbank Plains Rd Stage 3 RU 17 (TIDS Funded)

- Total Approved Budget - \$7.41 mil
- Total forecast for May was \$108k versus actuals of \$72k
- Telstra have now completed their service relocation works which were rephased at the end of April, due to dispute over variations
- The NBN civil works have commenced and are expected to be completed in June 2022. NBN cable hauling and cut over will continue into July however these works have no effect on the main portion of the road upgrade construction works
- The Principal Contractor was scheduled to commence works in May, however due to emergency works and resourcing issues with the Principal Contractor they had requested a delay to commencement until later in 2022. Council deliberated with the Contractor whether and works are currently scheduled to commence in early August 2022
- Energex/Optus to return during main contract period to complete last 5% following stormwater relocations



IED Capital Portfolio Update Report

Whitwood Road Landfill

- Total forecast for May was \$538k versus actuals of \$520k
- The scope of works was for the removal of illegally dumped waste, including contaminated material and then placing a clay capping over the affected area and revegetate
- Further wet weather was experienced in early May which slowed down progress of the contractor completing the placement of over burden
- Works are continuing with installation of surface water run off controls, placement of final over burden layer and hydro mulch to establish grass over the entire area
- Recent rain has eroded some of the newly grassed areas, which will be reworked prior to completion
- The project to date has been awarded 74.5 days of EOT's
- Due to further wet weather delays and EOT approved, completion of works is now scheduled to be completed mid-July 2022



IED Capital Portfolio Update Report

PTAIP Bus Stops (TMR joint Funding)

- Total forecast for May of \$25k versus actuals of \$30k
- The scope of works is to replace the existing bus stop at Old Toowoomba Road, Leichhardt with a new conforming slab and shelter, including footpath and tact tiles
- Only electrical connection to be completed
- The project will be completed mid-late June

Rubber Softfall – Bob Gamble Park

- This project forms part of a program of works across five sites within Council's city parks network to be completed this FY
- The scope is to remove the existing rubber and install rubber attenuation matting
- Works have been completed



IED Capital Portfolio Update Report

Phie St KR 21

- Total forecast for May of \$120k vs actuals of \$90k
- Scope of works is the rehabilitation of the existing K&C on the northern side of the street, including gully pit upgrades on both sides of the street
- Final asphalt overlay has been completed
- Works have now been fully completed

Tivoli SC Irrigation

- Total forecast for May of \$50k versus actuals of \$21k
- The scope of works is to replace the existing automatic underground irrigation system for the two baseball fields, other works include field relevelling, fencing replacement and adjustment to lower diamond on Oval B
- Works have now been completed on Oval B
- Works on Oval A are scheduled to commence in July and be completed in mid – late August 2022

IED Capital Portfolio Update Report

Denmark Hill

- Total forecast for May of \$95k versus actuals of \$68k
- Works were completed on the playground upgrade for improved features such as new shelters, pathways, climbing net, balancing logs, fort with slide and drink fountain to adjoin new pedestrian bridge completed last year

Bundamba Pool Resurfacing

- Total final forecast for the project of \$99k
- Scope of works is the resurfacing of the existing children's play pool and associated features
- Works to be completed late June 2022





IED Capital Portfolio Update Report

Rosewood Show Ground Amenities & Camp Kitchen

- Total forecast for May of \$170k versus actuals of \$152k
- The scope of works is to demolish the existing amenities and camp kitchen and construct a new combined building in the same location
- Works remain scheduled to be completed in mid June 2022

Queens Park Depot Amenities

- Total forecast for the project of \$135k
- The scope of work is to provide dedicated staff toilets as the park visitor toilets have been deemed not appropriate for staff use
- Works also included water and sewer connections to the existing building
- Works were fully completed at end of May, two weeks ahead of schedule



IED Capital Portfolio Update Report

Sutton Park Skate Park & Amenities (URCSP Grant)

- Total combined forecast for May of \$197k versus actuals of \$108k
- The scope of works is construction of a skate facility, new amenities block and pathways. Other inclusions are extra safe city cameras and shelters around the skate facility
- The last safe city camera was installed on the amenities block prior to completion
- The Practical Completion Certificate is scheduled to be issued to the contractor in early June
- Works were completed at the end of May



IED Capital Portfolio Update Report

Braggan Street Demolition

- The scope of work is the demolition of the existing amenities building at the old Caravan Park
- The existing house was excluded from the demolition, but is no longer tenanted and will be demolished at a later date
- Works were completed in May

Nimmo Street Demolition

- The scope of work was the demolition of Council's existing soil laboratory and associated roadside kerb and landscaping
- All services including power and water were previously disconnected
- Works were completed in May

IED Capital Portfolio Update Report

Milford Street Driveway (Emergent)

- Total project forecast cost of \$18k
- The scope of works was to construct an accessible all weather driveway, including lifting the profile of the kerb invert and pathway, to prevent stormwater runoff from topping the kerb and entering the property
- Work is scheduled to be completed in early June 2022

No 3 South Street (Emergent)

- Total project forecast cost of \$20k
- The scope of work was the mitigation of stormwater run off from entering through the pedestrian entrance to the property, by installing a low wall along the property boundary with a grate drain through the pedestrian path and a ramp connecting the existing steps, this also including the removal and reinstatement of the existing fence
- Works have been fully completed



Doc ID No: A8156973

ITEM: 7
SUBJECT: EXERCISE OF DELEGATION REPORT
AUTHOR: MANAGER, DEVELOPMENT PLANNING
DATE: 4 JULY 2022

EXECUTIVE SUMMARY

This is a report concerning applications that have been determined by delegated authority for the period 31 May 2022 to 4 July 2022.

RECOMMENDATION

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.

IFUTURE THEME

A Trusted and Leading Organisation

PURPOSE OF REPORT/BACKGROUND

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

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

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:
Local Government Act 2009
Planning Act 2016
Economic Development Act 2012

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
RECEIVE AND NOTE REPORT
The recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

FINANCIAL/RESOURCE IMPLICATIONS

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



COMMUNITY AND OTHER CONSULTATION

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

CONCLUSION

The Planning and Regulatory Services Department is responsible for the assessment and determination of development applications. Attachment 1 to this report provides a list of development applications that were determined by delegated authority for the period 31 May 2022 to 4 July 2022.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Exercise of Delegation 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

Development Applications Determined by Authority

Below is a list of Development Applications determined between 31 May 2022 and 7 July 2022

Total number of applications determined - 407

DIVISION 1						
Delegated Authority: 111 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
3849/2022/BR	Mr Robert Ezias	13 Greenham Street, Raceview	Siting Variation - Carport and Pergola	15/06/2022	Approved	Building Regulatory Officer
4439/2022/BR	Mr Stephen Tolle	183-187 Cedar Road, Redbank Plains	Siting Variation - Retaining Wall/Fence	14/06/2022	Approved	Building Regulatory Officer
4804/2022/BR	Dynamic Building Approvals	15 Lance Drive, Flinders View	Amenity and Aesthetics - Shed	30/06/2022	Approved	Building Regulatory Officer
4796/2022/BR	Precision Building Certification	41 Edwards Street, Flinders View	Siting Variation - Carport	03/06/2022	Approved	Building Regulatory Officer
4894/2022/BR	Mr Peter Russell Story	66 Cascade Street, Raceview	Siting Variation - Shed	02/06/2022	Approved	Building Regulatory Officer
4931/2022/BR	Building Certification Consulting Pty Ltd	39 East Owen Street, Raceview	Siting Variation - Balcony	03/06/2022	Approved	Building Regulatory Officer
5059/2022/BR	Mr Graeme Douglas Bauer	5 Walter Street, Blackstone	Amenity and Aesthetics - Shed and Retaining Wall	14/06/2022	Approved	Building Regulatory Officer
5306/2022/BR	Precision Building Certification	20 Boronia Street, Deebing Heights	Siting Variation - Patio	13/06/2022	Approved	Building Regulatory Officer
5884/2022/BR	Mrs Marlaine Kellie Anforth	228 Wildey Street, Flinders View	Siting Variation - Carport	22/06/2022	Approved	Building Regulatory Officer
1354/2022/BW	Ms Karen McKay	3 Sapphire Crescent, Redbank Plains	Attached Open Carport	22/06/2022	Approved	Building Certifier
3419/2022/CA	Ms Jane Hannah Weston	176 Edwards Street, Raceview	Reconfiguring a Lot - One (1) Lot into Two (2) Lots and Material Change of Use - Single Residential Dwelling (Building Location Envelope) over proposed Lot 22 of Development Approval 3419/2022/CA	02/06/2022	Approved	Senior Planner (Development)
5150/2015/LDR/A	Peet No. 119 Pty Ltd	7000 Sunbird Drive, Redbank Plains	Legal Document Request - SP327900 - Edens Crossing Stage 19	09/06/2022	Approved	Senior Development Planning Compliance Officer
4678/2019/LDR/D	Ms Roslyn Vickers	31-93 Cumner Road, White Rock	Legal Document Request - Lots 1, 201-242 & Easements XA-XH in Lot 1	22/06/2022	Approved	Senior Development Planning Compliance Officer
5246/2019/MAMC/A	MCM Group Holdings Pty Ltd	85 Thornton Street, Raceview	Minor Change - Streetscaping and Internal Landscaping	07/06/2022	Approved	Acting Engineering Delivery West Manager
5301/2019/MAMC/A	Clark Town Planning	3 Mary Street, Blackstone	Minor Change - Material Change of Use - General Industry - Concrete Column Manufacturing Plant	02/06/2022	Refused	Development Assessment Central Manager
947/2020/MAMC/A	Bio-Recycle Australia Pty Ltd	30 Memorial Drive, Swanbank	Minor Change - Stormwater, Drainage Work & Earthworks	06/06/2022	Approved	Engineering Delivery East Manager
5001/2020/MAMC/B	Willowtree Planning	113 Blackheath Road, Swanbank	Minor Change: Reconfiguration of a Lot - Five (5) Lots into Seventeen (17) Lots; Reconfiguration of a Lot - Subdivision by Lease Agreement (99-year lease over proposed Lot 8); and Operational Works (Earthworks for Stages 1 and 2)	29/06/2022	Approved	Development Assessment West Manager
14557/2021/MAMC/A	Medical Workforce Pty Ltd	14 Hill Street, Blackstone	Minor Change - Material Change of Use - Business Use (Medical Centre) and Building work not associated with a material change of use (partial demolition of a Character Place)	22/06/2022	Approved	Acting Development Assessment Central Manager
3187/2010/MAOC/A	Peet No. 119 Pty Ltd	7004 Mount Juillerat Drive, Redbank Plains	Other Change - Preliminary approval to override the Planning Scheme	02/06/2022	Approved	Development Assessment East Manager
4678/2019/MAPDA/C	Intrapac Property Pty Ltd	31-93 Cumner Road, White Rock	Amendment Application:Reconfiguring a Lot - Three (3) Lots into Three Hundred and Twenty-Two (322) Residential Lots, One (1) Local Recreation Park, One (1) Future Local Sports Ground Lot, Five (5) Balance Lots (including 2 Conservation Lots), Seven (7) Drainage Reserve Lots and Six (6) Linear Park Lots Material Change of Use - Plan of Development (POD) for a House over Three Hundred and Twenty-Two (322) residential lots	30/06/2022	Approved	Development Assessment West Manager
10958/2020/MCU	Your Realty Pty Ltd	53 Robertson Road, Raceview	Material Change of Use - Community Use (Child Care Centre), Business Use (Service Station, Carwash and Fast Food Premises x2) and Service/Trade Use (Mechanical Carwash)	14/06/2022	Approved	Development Assessment West Manager
1469/2022/MCU	Mrs Hira Naveed and Mr Naveed Zafar Kiani	41 Goondoola Street, Redbank Plains	Material Change of Use - Dual Occupancy	02/06/2022	Approved	Senior Planner (Development)
6536/2018/NAME/C	Monterea Land Holdings Pty Ltd	457 Ripley Road, Ripley	Continuation of an Existing Road Name	22/06/2022	Approved	Senior Development Planning Compliance Officer
3466/2022/NAME	Mr Darren Grant Bell	18 Cob Lane, Ebenezer	Road Naming	08/06/2022	Approved	Senior Development Planning Compliance Officer
6254/2021/NAME/A	Satterley Property Group Pty Ltd	103 Binnies Road, Ripley	Road Naming and Continuation of Existing Road	22/06/2022	Approved	Senior Development Planning Compliance Officer
861/2022/OD	Mr Damian Delmanowicz	259-283 Cumner Road, White Rock	Advertising Devices - One (1) Billboard and Two (2) Pole Signs	27/06/2022	Approved	Development Assessment West Manager
4614/2022/OD	Xpress Industries	20 Wildey Street, Raceview	Carrying out building work not associated with a material change of use - Car Park Shade Structures	01/06/2022	Approved	Senior Planner (Development)
19126/2021/OW	AV Jennings Properties Limited	7001 Binnies Road, Ripley	Rate 3 Streetlighting - Cadence Stages 3B and 3C	08/06/2022	Approved	Acting Engineering Delivery West Manager

Item 7 / Attachment 1.

DIVISION 1						
Delegated Authority: 111 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
20211/2021/OW	Century Estate Contracting Pty Ltd	639 Redbank Plains Road, Redbank Plains	Road work, Stormwater, Drainage work, Earthworks and Clearing Vegetation - Century Estate Stage 2	14/06/2022	Approved	Engineering Delivery East Manager
20204/2021/OW	Century Estate Contracting Pty Ltd	639 Redbank Plains Road, Redbank Plains	Road work, Stormwater Drainage work, Earthworks, Traffic Signals, Open Space Rehabilitation and Clearing Vegetation - Century Estate Stage 1	14/06/2022	Approved	Engineering Delivery East Manager
551/2022/OW	CV Infrastructure Services Pty Ltd	7000 Binnies Road, Ripley	Rate 3 Streetlighting - Ripley Valley Stage 11	01/06/2022	Approved	Engineering Delivery West Manager
556/2022/OW	CV Infrastructure Services Pty Ltd	7000 Binnies Road, Ripley	Rate 3 Streetlighting - Ripley Valley Stage 12	03/06/2022	Approved	Engineering Delivery West Manager
1069/2022/OW	PE Consulting Engineers	639 Redbank Plains Road, Redbank Plains	Rate 3 Streetlighting - Century Estate External Works	14/06/2022	Approved	Engineering Delivery East Manager
1075/2022/OW	PE Consulting Engineers	639 Redbank Plains Road, Redbank Plains	Rate 3 Streetlighting - Century Estate Stage 2	14/06/2022	Approved	Engineering Delivery East Manager
1074/2022/OW	PE Consulting Engineers	639 Redbank Plains Road, Redbank Plains	Rate 3 Streetlighting - Century Estate Stage 1	14/06/2022	Approved	Acting Engineering Delivery West Manager
1897/2022/OW	KN Group Pty Ltd	7001 Sunbird Drive, Redbank Plains	Road Work, Stormwater and Earthworks - Edens Crossing Stage 27	17/06/2022	Approved	Engineering Delivery East Manager
2376/2022/OW	REMONDIS Australia Pty Ltd	66-114 Blackheath Road, Swanbank	Stormwater, Drainage work and Earthworks - Swanbank Renewable Energy and Waste Management Facility Stage 1C	16/06/2022	Approved	Engineering Delivery East Manager
3321/2022/OW	CV Infrastructure Services Pty Ltd	7001 Sunbird Drive, Redbank Plains	Rate 3 Streetlighting - Edens Crossing Stage 27	06/06/2022	Approved	Engineering Delivery East Manager
13/2022/PCIR	Professional Certification Group	6 Oriole Close, Flinders View	PCIR - Location of Council's stormwater mains	09/06/2022	Approved	Building Regulatory Officer
8493/2021/PDA	Visionstream Australia Pty Ltd	787-815 Ripley Road, Ripley	Material Change of Use - Major Utility (Telecommunications Tower)	08/06/2022	Approved	Development Assessment West Manager
14183/2021/PDA	LRP Developments No. 5 Pty Ltd	338-350 Ripley Road, Ripley	Reconfiguring a Lot - One (1) lot into Three (3) lots with an Access Easement, and Material Change of Use – One (1) Child Care Centre and Two (2) Fast Food Premises	10/06/2022	Approved	Development Assessment West Manager
977/2022/PDA	Barrams Land Partners Pty Ltd	254 Barrams Road, White Rock	Advertising Devices - Three (3) Ground Signs	10/06/2022	Approved	Senior Planner (Development)
3215/2022/PDA	AW Bidco 6 Pty Limited	233-299 Barrams Road, White Rock	New Road plus three (3) balance lots	01/06/2022	Approved	Senior Planner (Development)
4013/2022/PDA	Intrapac Property Pty Ltd	7000 Cumner Road, White Rock	Reconfiguring a Lot - One (1) lot into Two (2) lots {Management Lot and Balance Lot} and Access Easement	03/06/2022	Approved	Development Assessment West Manager
5172/2022/PDA	HB Doncaster Pty Ltd	357 Ripley Road, Ripley	Priority Development Area - Advertising Devices - Four (4) Pole Signs and Two (2) Wayfinding Signs	01/07/2022	Approved	Senior Planner (Development)
8146/2021/PDACA	The Development Directive Pty Ltd	1 Coleman Road, South Ripley	Priority Development Area - Compliance Assessment - Movement Network IMP	17/06/2022	Approved	Senior Planner (Development)
17234/2021/PDAEE	Bornhorst and Ward Consulting Engineers	240 Montereia Road, Ripley	Montereia Ripley Precinct 2 Stages 5B and 6 – Earthworks, Roadworks and Stormwater Drainage	08/06/2022	Approved	Senior Development Engineer
2415/2022/PDAEE	CUSP Landscape Architecture	7000 Harmony Crescent, South Ripley	Providence North – Compliance Assessment Condition 16(a) Open Space Landscape Works and Condition 17(a) Streetscape Works	16/06/2022	Approved	Acting Engineering Delivery West Manager
2551/2022/PDAEE	ACS Consult Pty Ltd	7000 Harmony Crescent, South Ripley	Providence North – Parklands, Bio-Retention and Stormwater Harvesting System	17/06/2022	Approved	Acting Engineering Delivery West Manager
2634/2022/PDAEE	Intrapac Property Pty Ltd	7000 Cumner Road, White Rock	Provisional Offset – Whiterock Recreation Parks	27/06/2022	Approved	Environmental Health Manager
3108/2022/PDAEE	BG&E Pty Limited	103 Binnies Road, Ripley	Ripley Valley State School – Stormwater Drainage	17/06/2022	Approved	Acting Senior Development Engineer
3982/2022/PDAEE	Bornhorst & Ward Pty Ltd	775-785 Ripley Road, South Ripley	775-785, 7004 Ripley Road and Lot 1 Unnamed Road – Earthworks, Roadworks, Stormwater Drainage	30/06/2022	Approved	Acting Engineering Delivery West Manager
4132/2022/PDAEE	CUSP Landscape Architecture	7001 Abrahams Road, South Ripley	Compliance Assessment – Providence Stage N13 Condition 15(a) Streetscape Works and Condition 16(a) Landscaping and Fencing	07/06/2022	Approved	Acting Engineering Delivery West Manager
4137/2022/PDAEE	Barrams Land Partners Pty Ltd	254 Barrams Road, White Rock	Compliance Assessment Montview Ripley Stage 1A – Condition 22(a) Streetscape Works	21/06/2022	Approved	Acting Engineering Planning West Manager
4136/2022/PDAEE	Barrams Land Partners Pty Ltd	254 Barrams Road, White Rock	Compliance Assessment Montview Ripley Stage 1 – Condition 22(a) Streetscape Works	21/06/2022	Approved	Acting Engineering Delivery West Manager
4563/2022/PDAEE	Arcadis	7000 Cumner Road, White Rock	Whiterock Stage 7 – Earthworks, Roadworks and Stormwater Drainage	09/06/2022	Approved	Senior Development Engineer
5095/2022/PDAEE	Ripley Road Land Investments Pty Ltd	7002 Trigona Drive, Ripley	Compliance Assessment – Hayfield Stage 6 Condition 21(a) Open Space (Linear Park)	24/06/2022	Approved	Acting Engineering Delivery West Manager
5096/2022/PDAEE	Ripley Road Land Investments Pty Ltd	7002 Trigona Drive, Ripley	Compliance Assessment – Hayfield Stage 6 Condition 22(a) Streetscape Works	24/06/2022	Approved	Acting Engineering Delivery West Manager
7921/2017/PDAEXT/B	Deebing Heights Development Pty Ltd	152-280 Grampian Drive, Deebing Heights	Extension to Currency Period Application - Material Change of Use – Temporary Sales Office Operational Works – Advertising Devices (4 x Wall Signs)	10/06/2022	Approved	Senior Planner (Development)
4575/2022/PFT	Meticon Homes Pty Ltd	15 Foley Way, White Rock	Single Dwelling	09/06/2022	Approved	Plumbing Inspector
5054/2022/PFT	Checkpoint Building Surveyors	16 Peterson Road, White Rock	Single Dwelling	01/06/2022	Approved	Plumbing Inspector
5034/2022/PFT	Checkpoint Building Surveyors	14 Peterson Road, White Rock	Single Dwelling	02/06/2022	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 111 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
5084/2022/PFT	Fluid Building Approvals	51 Christine Crescent, Redbank Plains	Single Dwelling	03/06/2022	Approved	Plumbing Inspector
5135/2022/PFT	Oracle Building Corporation Pty Ltd	1 Palmview Street, Ripley	Single Dwelling	03/06/2022	Approved	Plumbing Inspector
5127/2022/PFT	Brighton Homes Queensland	4 Murrumbidgee Lane, South Ripley	Single Dwelling	03/06/2022	Approved	Plumbing Inspector
5143/2022/PFT	Hallmark Homes Pty Ltd	4 Keyser Way, Ripley	Single Dwelling	06/06/2022	Approved	Plumbing Inspector
5264/2022/PFT	Tribeca Homes Pty Ltd	118 Orana Street, Redbank Plains	Single Dwelling	08/06/2022	Approved	Plumbing Inspector
5269/2022/PFT	Tribeca Homes Pty Ltd	8 O'Rourke Street, Redbank Plains	Single Dwelling	08/06/2022	Approved	Plumbing Inspector
5251/2022/PFT	Checkpoint Building Surveyors	21 Foley Way, White Rock	Single Dwelling	08/06/2022	Approved	Plumbing Inspector
5289/2022/PFT	Fluid Building Approvals	30 Sunflower Court, Ripley	Single Dwelling	09/06/2022	Approved	Plumbing Inspector
5335/2022/PFT	Visual Diversity Homes	15 Resin Street, Ripley	Single Dwelling	10/06/2022	Approved	Plumbing Inspector
5341/2022/PFT	Tribeca Homes Pty Ltd	8 Experiment Street, Redbank Plains	Single Dwelling	14/06/2022	Approved	Plumbing Inspector
5429/2022/PFT	Checkpoint Building Surveyors	27 Foley Way, White Rock	Single Dwelling	13/06/2022	Approved	Plumbing Inspector
5432/2022/PFT	Checkpoint Building Surveyors	29 Foley Way, White Rock	Single Dwelling	15/06/2022	Approved	Plumbing Inspector
5537/2022/PFT	Tribeca Homes Pty Ltd	6 Experiment Street, Redbank Plains	Single Dwelling	15/06/2022	Approved	Plumbing Inspector
5535/2022/PFT	Resi Design Homes	42 Fantail Avenue, Redbank Plains	Single Dwelling	15/06/2022	Approved	Plumbing Inspector
5596/2022/PFT	Tribeca Homes	22 O'Rourke Street, Redbank Plains	Single Dwelling	15/06/2022	Approved	Plumbing Inspector
5547/2022/PFT	Brighton Homes Queensland	4 Condamine Street, South Ripley	Single Dwelling	15/06/2022	Approved	Plumbing Inspector
5697/2022/PFT	Coral Homes QLD Pty Ltd	6 Macintyre Street, South Ripley	Single Dwelling	17/06/2022	Approved	Plumbing Inspector
5680/2022/PFT	Hallmark Homes Pty Ltd	44 Condamine Street, South Ripley	Single Dwelling	17/06/2022	Approved	Plumbing Inspector
5753/2022/PFT	Bella QLD Properties Pty Ltd	2 Waltz Street, Ripley	Single Dwelling	20/06/2022	Approved	Plumbing Inspector
5786/2022/PFT	Brighton Homes Queensland	67 Condamine Street, South Ripley	Single Dwelling	20/06/2022	Approved	Plumbing Inspector
5861/2022/PFT	Goldengrove Building Group	9 Sandra Circuit, Deebing Heights	Single Dwelling	21/06/2022	Approved	Plumbing Inspector
5859/2022/PFT	Checkpoint Building Surveyors	19 Foley Way, White Rock	Single Dwelling	22/06/2022	Approved	Plumbing Inspector
5872/2022/PFT	Checkpoint Building Surveyors	7 Illawarra Street, Redbank Plains	Single Dwelling	22/06/2022	Approved	Plumbing Inspector
5887/2022/PFT	Bella QLD Properties Pty Ltd	5 Sunbury Way, Deebing Heights	Single Dwelling	22/06/2022	Approved	Plumbing Inspector
5904/2022/PFT	Fortitude Homes Pty Ltd	115 Andy Way, Deebing Heights	Single Dwelling	22/06/2022	Approved	Plumbing Inspector
5947/2022/PFT	Tribeca Homes Pty Ltd	19 O'Rourke Street, Redbank Plains	Single Dwelling	23/06/2022	Approved	Plumbing Inspector
5912/2022/PFT	Coral Homes QLD Pty Ltd	42 Condamine Street, South Ripley	Single Dwelling	22/06/2022	Approved	Plumbing Inspector
5978/2022/PFT	Checkpoint Building Surveyors	8 Ryan Road, Redbank Plains	Single Dwelling	23/06/2022	Approved	Plumbing Inspector
6035/2022/PFT	Silkwood Homes Pty Ltd	18 O'Rourke Street, Redbank Plains	Single Dwelling	24/06/2022	Approved	Plumbing Inspector
5998/2022/PFT	Tribeca Homes Pty Ltd	5 O'Rourke Street, Redbank Plains	Single Dwelling	24/06/2022	Approved	Plumbing Inspector
6159/2022/PFT	Metricon Homes Pty Ltd	3 Capella Street, South Ripley	Single Dwelling	28/06/2022	Approved	Plumbing Inspector
6208/2022/PFT	Mancorp Quality Homes Pty Ltd	4 Capella Street, South Ripley	Single Dwelling	29/06/2022	Approved	Plumbing Inspector
6284/2022/PFT	Metricon Homes Pty Ltd	78 Greenview Avenue, South Ripley	Single Dwelling	01/07/2022	Approved	Plumbing Inspector
6269/2022/PFT	Fortitude Homes	119 Andy Way, Deebing Heights	Single Dwelling	30/06/2022	Approved	Plumbing Inspector
4960/2022/PPC	Aqualogical Pty Ltd	86 Raceview Street, Raceview	Special Education Unit	01/06/2022	Approved	Plumbing Inspector
5057/2022/PPC	Triple L Consultants	171-193 School Road, Redbank Plains	Tenacy Fitout - Coco Nails Tenancy7	06/06/2022	Approved	Plumbing Inspector
5091/2022/PPR	Tribeca Homes Pty Ltd	15 Ryan Road, Redbank Plains	Single Dwelling and Secondary Dwelling	03/06/2022	Approved	Plumbing Inspector
5301/2022/PPR	Tribeca Homes Pty Ltd	9 Ryan Road, Redbank Plains	Single Dwelling and Secondary Dwelling	10/06/2022	Approved	Plumbing Inspector
5332/2022/PPR	Tribeca Homes Pty Ltd	11 Ryan Road, Redbank Plains	Single Dwelling and Secondary Dwelling	10/06/2022	Approved	Plumbing Inspector
5502/2022/PPR	Tribeca Homes Pty Ltd	13 Ryan Road, Redbank Plains	Single Dwelling and Secondary Dwelling	21/06/2022	Approved	Plumbing Inspector
5853/2022/PPR	Approvit Building Certification Pty Ltd	4-8 Eastfield Court, Deebing Heights	Single Dwelling - On-site	28/06/2022	Approved	Plumbing Inspector
5944/2022/PPR	Kdw Building Services P/L	200 Mary Street, Blackstone	Single Dwelling - Site 31	23/06/2022	Approved	Plumbing Inspector
5937/2022/PPR	MacKie Consultants	240 Rosewood Warrill View Road, Ebenezer	Dwelling Extension and Replace On-site	27/06/2022	Approved	Plumbing Inspector
5927/2022/PPR	BNB Constructions QLD P/L	67 Dominique Way, Flinders View	Single Dwelling and Secondary Dwelling	23/06/2022	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 111 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
3254/2022/RAL	Mrs Tuyet Xuan Nguyen and Mr Minh Han Pham	12 Glen Avon Drive, Redbank Plains	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	02/06/2022	Approved	Development Assessment East Manager
9140/2016/SSPRV/U	Ripley Town Holdings Pty Ltd	7002 Ripley Road, Ripley	Lots 1004-1017 on SP326575 - Ecco Ripley Stage 12C	21/06/2022	Approved	Senior Development Planning Compliance Officer
40/2015/SSPRV/AI	AW Bidco 6 Pty Limited	7002 Centenary Highway, South Ripley	Lots 3800-3815, 3926-3953 & 9103 on SP327380 - Providence North Stage N1	01/06/2022	Approved	Senior Development Planning Compliance Officer
6536/2018/SSPRV/D	Monterea Land Holdings	240 Montereia Road, Ripley	Lots 128-131, 136-153, 453-456 & 909 on SP324702 - Montereia Stage 4 Lots 154, 235, 236, 381-386, 434-437, 439-452 & 910 on SP324725 - Montereia Stage 5A	08/06/2022	Approved	Senior Development Planning Compliance Officer
5300/2022/SSPRV	Alan Sullivan & Associates Pty Ltd	14 Archibald Street, Ripley	Lots 1 & 2 on SP331032	22/06/2022	Approved	Senior Development Planning Compliance Officer

DIVISION 2						
Delegated Authority: 89 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
6842/2010/ADP/A	Searchlight Education Springfield	6 Springfield Parkway, Springfield	Area Development Plan to amend an Area Development Plan - Hymba Yumba College - Educational Establishment	30/06/2022	Approved	Development Assessment East Manager
17856/2021/ADP	Stockland Development Pty Ltd	7001 Kingfisher Street, Springfield	Area Development Plan - Restaurant	01/06/2022	Approved	Development Assessment East Manager
1770/2022/BR	The Certifier Pty Ltd	224 Grande Avenue, Springfield Lakes	Amenity and aesthetics - Retaining Wall	03/06/2022	Approved	Building Regulatory Officer
2969/2022/BR	Dynamic Building Approvals	47-51 Johnston Street, Bellbird Park	Amenity and aesthetics - Shed Siting variation - Shed	16/06/2022	Approved	Building Regulatory Officer
3485/2022/BR	Project BA	9 Wolfik Drive, Goodna	Siting Variation - Patio and Shed	03/06/2022	Approved	Building Regulatory Officer
4545/2022/BR	BCA Certifiers	1 Riverine Drive, Springfield Lakes	Amenity and Aesthetics - Proposed Deck, Spa, Pergola and Fence/Privacy Screen	02/06/2022	Approved	Building Regulatory Officer
4703/2022/BR	Mr Peter James Andrew Merritt	14 Faircloth Street, Springfield	Siting Variation - Carport	31/05/2022	Approved	Building Regulatory Officer
4725/2022/BR	SEQ Patio Group	13 Justin Lemberg Court, Goodna	Siting Variation - Patio	31/05/2022	Approved	Building Regulatory Officer
4816/2022/BR	O'Brien Building Consultants Pty Ltd	46-50 Hayes Avenue, Camira	Amenity and Aesthetics - Shed	15/06/2022	Approved	Building Regulatory Officer
5278/2022/BR	Precision Building Certification	5 Martha Street, Goodna	Siting Variation - Carport & Roofed Deck	01/07/2022	Approved	Building Regulatory Officer
5295/2022/BR	Precision Building Certification	79 Addison Road, Camira	Siting Variation - Carport	17/06/2022	Approved	Building Regulatory Officer
5346/2022/BR	Precision Building Certification	23 Radcliffe Court, Bellbird Park	Siting Variation - Patio	14/06/2022	Approved	Building Regulatory Officer
5536/2022/BR	South East Building Approvals	247 Old Logan Road, Camira	Siting Variation - Carport	16/06/2022	Approved	Building Regulatory Officer
5520/2022/BR	Dynamic Building Approvals	2 Marshall Street, Gales	Amenity and Aesthetics/Siting Variation - Shed	17/06/2022	Approved	Building Regulatory Officer
5718/2022/BR	Project BA	368-370 Old Logan Road, Camira	Amenity and Aesthetics - Demolition of a Shed	22/06/2022	Approved	Building Regulatory Officer
3469/2022/BW	Ms Rowan Elizabeth Boag	16 Grevillea Street, Bellbird Park	Detached Shed and Retaining Wall	24/06/2022	Approved	Building Certifier
4959/2022/BW	Mr Anthony Charles Woolfe	77 Birchwood Crescent, Brookwater	Privacy Screen	20/06/2022	Approved	Building Certifier
17157/2021/OW	Stantec	2-8 Cobalt Street, Carole Park	Stormwater	08/06/2022	Approved	Engineering Delivery East Manager
4309/2022/OW	Lend Lease Communities (Springfield) Limited	Lot 52 Unnamed Road, Spring Mountain	Landscaping - Fauna Fence	13/06/2022	Approved	Engineering Planning East Manager
4913/2022/OW	FKG	12 Purser Road, Augustine Heights	Road work, Stormwater, Water infrastructure, Earthworks and Landscaping - Augustine Heights State School	30/06/2022	Approved	Engineering Delivery East Manager
5385/2022/OW	Lambert & Rehbein	2 Alesana Drive, Bellbird Park	Bus Bay Extension - Bellbird Park State Secondary College	21/06/2022	Approved	Development Assessment East Manager
5007/2022/PFT	FRD Homes	40/99 Brookwater Drive, Brookwater	Single Dwelling	31/05/2022	Approved	Plumbing Inspector
5008/2022/PFT	FRD Homes	79 Lapwing Crescent, Bellbird Park	Single Dwelling	31/05/2022	Approved	Plumbing Inspector
5025/2022/PFT	Strickland Certifications Pty Ltd	31 Champions Crescent, Brookwater	Single Dwelling	01/06/2022	Approved	Plumbing Inspector
5026/2022/PFT	Metricon Homes Pty Ltd	8 Pandora Street, Spring Mountain	Single Dwelling	01/06/2022	Approved	Plumbing Inspector
5028/2022/PFT	Metricon Homes Pty Ltd	6 Pandora Street, Spring Mountain	Single Dwelling	01/06/2022	Approved	Plumbing Inspector
5033/2022/PFT	Metricon Homes Pty Ltd	56 Eucalyptus Circuit, Springfield	Single Dwelling	01/06/2022	Approved	Plumbing Inspector
5076/2022/PFT	Checkpoint Building Surveyors	20 Lockyer Street, Spring Mountain	Single Dwelling	08/06/2022	Approved	Plumbing Inspector
5079/2022/PFT	Checkpoint Building Surveyors	118 Dublin Avenue, Spring Mountain	Single Dwelling	08/06/2022	Approved	Plumbing Inspector
5149/2022/PFT	DTZ Building Design Pty Ltd	70 Alesana Drive, Bellbird Park	Single Dwelling	06/06/2022	Approved	Plumbing Inspector
5150/2022/PFT	DTZ Building Design Pty Ltd	72 Alesana Drive, Bellbird Park	Single Dwelling	06/06/2022	Approved	Plumbing Inspector
5151/2022/PFT	DTZ Building Design Pty Ltd	74 Alesana Drive, Bellbird Park	Single Dwelling	06/06/2022	Approved	Plumbing Inspector
5152/2022/PFT	DTZ Building Design Pty Ltd	76 Alesana Drive, Bellbird Park	Single Dwelling	06/06/2022	Approved	Plumbing Inspector
5148/2022/PFT	DTZ Building Design Pty Ltd	68 Alesana Drive, Bellbird Park	Single Dwelling	06/06/2022	Approved	Plumbing Inspector
5274/2022/PFT	Clarendon Homes QLD Pty Ltd	28 Pandora Street, Spring Mountain	Single Dwelling	08/06/2022	Approved	Plumbing Inspector
5275/2022/PFT	Clarendon Homes QLD Pty Ltd	26 Pandora Street, Spring Mountain	Single Dwelling	08/06/2022	Approved	Plumbing Inspector
5276/2022/PFT	Domaine Homes (Qld) Pty Ltd	30 Pandora Street, Spring Mountain	Single Dwelling	08/06/2022	Approved	Plumbing Inspector
5273/2022/PFT	TJB Building Certifiers	86 Eucalyptus Circuit, Springfield	Single Dwelling	08/06/2022	Approved	Plumbing Inspector
5378/2022/PFT	Empire Builders Australia Pty Ltd	67 Lapwing Crescent, Bellbird Park	Single Dwelling	13/06/2022	Approved	Plumbing Inspector
5361/2022/PFT	Cj Homes Pty Ltd	165 Spring Mountain Boulevard, Spring Mountain	Single Dwelling	10/06/2022	Approved	Plumbing Inspector

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5376/2022/PFT	Mr/Ms D J Roberts	32 Barossa Way, Spring Mountain	Single Dwelling	10/06/2022	Approved	Plumbing Inspector
5330/2022/PFT	Clarendon Homes QLD Pty Ltd	24 Pandora Street, Spring Mountain	Single Dwelling	10/06/2022	Approved	Plumbing Inspector
5461/2022/PFT	Pacific Approvals Pty Ltd	44 Barossa Way, Spring Mountain	Single Dwelling	14/06/2022	Approved	Plumbing Inspector
5428/2022/PFT	Homecorp Constructions	17 Banksia Way, Springfield	Single Dwelling	13/06/2022	Approved	Plumbing Inspector
5482/2022/PFT	Bold Properties	46 Lapwing Crescent, Bellbird Park	Single Dwelling	15/06/2022	Approved	Plumbing Inspector
5474/2022/PFT	Metricon Homes	2 Pandora Street, Spring Mountain	Single Dwelling	14/06/2022	Approved	Plumbing Inspector
5638/2022/PFT	PB3 Building Certification Pty Ltd	9/44 Scoparia Drive, Brookwater	Single Dwelling	16/06/2022	Approved	Plumbing Inspector
5599/2022/PFT	Checkpoint Building Surveyors	31A Brennan Street, Bellbird Park	Single Dwelling	20/06/2022	Approved	Plumbing Inspector
5598/2022/PFT	Brighton Homes	3 Grafton Street, Spring Mountain	Single Dwelling	15/06/2022	Approved	Plumbing Inspector
5673/2022/PFT	Mancorp Quality Homes Pty Ltd	92 Eucalyptus Circuit, Springfield	Single Dwelling	16/06/2022	Approved	Plumbing Inspector
5677/2022/PFT	Metricon Homes Pty Ltd	94 Eucalyptus Circuit, Springfield	Single Dwelling	16/06/2022	Approved	Plumbing Inspector
5675/2022/PFT	Australian Building Company Qld Pty Ltd	23 Kingfisher Street, Springfield	Single Dwelling	16/06/2022	Approved	Plumbing Inspector
5679/2022/PFT	Australian Building Company Pty Ltd	50 Kingfisher Street, Springfield	Single Dwelling	17/06/2022	Approved	Plumbing Inspector
5749/2022/PFT	Mancorp Quality Homes Pty Ltd	41 Kingfisher Street, Springfield	Single Dwelling	21/06/2022	Approved	Plumbing Inspector
5761/2022/PFT	Brighton Homes Queensland	1 Grafton Street, Spring Mountain	Single Dwelling	20/06/2022	Approved	Plumbing Inspector
5766/2022/PFT	Approveit Building Certification Pty Ltd	29 Belvedere Drive, Spring Mountain	Single Dwelling	20/06/2022	Approved	Plumbing Inspector
5734/2022/PFT	Mancorp Quality Homes Pty Ltd	26 Eucalyptus Circuit, Springfield	Single Dwelling	24/06/2022	Approved	Plumbing Inspector
5870/2022/PFT	Plantation Homes	45 Lapwing Crescent, Bellbird Park	Single Dwelling	21/06/2022	Approved	Plumbing Inspector
5871/2022/PFT	Checkpoint Building Surveyors	97 Happy Jack Drive, Bellbird Park	Single Dwelling	21/06/2022	Approved	Plumbing Inspector
5932/2022/PFT	Bartley Burns	22 Cradle Place, Spring Mountain	Single Dwelling	23/06/2022	Approved	Plumbing Inspector
5930/2022/PFT	Checkpoint Building Surveyors	15 Benson Street, Spring Mountain	Single Dwelling	23/06/2022	Approved	Plumbing Inspector
5934/2022/PFT	Checkpoint Building Surveyors	17 Benson Street, Spring Mountain	Single Dwelling	23/06/2022	Approved	Plumbing Inspector
5982/2022/PFT	Metricon Homes Pty Ltd	24 Lockyer Street, Spring Mountain	Single Dwelling	24/06/2022	Approved	Plumbing Inspector
5988/2022/PFT	Homes By CMA	46 Raniga Drive, Bellbird Park	Single Dwelling	24/06/2022	Approved	Plumbing Inspector
6102/2022/PFT	Brighton Homes Queensland	42 Barossa Way, Spring Mountain	Single Dwelling	27/06/2022	Approved	Plumbing Inspector
6192/2022/PFT	Brighton Homes Queensland	83 Lapwing Crescent, Bellbird Park	Single Dwelling	29/06/2022	Approved	Plumbing Inspector
6193/2022/PFT	Coral Homes QLD Pty Ltd	9 Grafton Street, Spring Mountain	Single Dwelling	29/06/2022	Approved	Plumbing Inspector
6195/2022/PFT	Coral Homes QLD Pty Ltd	11 Grafton Street, Spring Mountain	Single Dwelling	29/06/2022	Approved	Plumbing Inspector
6202/2022/PFT	Coral Homes QLD Pty Ltd	13 Grafton Street, Spring Mountain	Single Dwelling	29/06/2022	Approved	Plumbing Inspector
6171/2022/PFT	Metricon Homes Pty Ltd	29 Barham Way, Spring Mountain	Single Dwelling	29/06/2022	Approved	Plumbing Inspector
6216/2022/PFT	Coral Homes QLD Pty Ltd	21 Kingfisher Street, Springfield	Single Dwelling	29/06/2022	Approved	Plumbing Inspector
6213/2022/PFT	Coral Homes QLD Pty Ltd	15 Grafton Street, Spring Mountain	Single Dwelling	29/06/2022	Approved	Plumbing Inspector
6215/2022/PFT	Coral Homes QLD Pty Ltd	17 Grafton Street, Spring Mountain	Single Dwelling	29/06/2022	Approved	Plumbing Inspector
6210/2022/PFT	Fluid Building Approvals	84 Eucalyptus Circuit, Springfield	Single Dwelling	29/06/2022	Approved	Plumbing Inspector
6280/2022/PFT	FRD Homes	7 Glasswing Street, Springfield Lakes	Single Dwelling	30/06/2022	Approved	Plumbing Inspector
6281/2022/PFT	Metricon Homes Pty Ltd	28 Lockyer Street, Spring Mountain	Single Dwelling	01/07/2022	Approved	Plumbing Inspector
5763/2022/PID	Queensland Fire And Emergency Services	74 Gateway Drive, Augustine Heights	Proposed Ministerial Designation of Land for Community Infrastructure - Fire and Rescue Station	28/06/2022	Approved	Development Assessment East Manager
3790/2022/PPC	BRW Hydraulics Pty Ltd	7000 Greg Norman Circuit, Brookwater	Proposed Townhouse Development - 68 Dwellings	08/06/2022	Approved	Plumbing Inspector
4338/2022/PPC	Chilton Woodward & Associates	79-81 Mica Street, Carole Park	Industrial Development	03/06/2022	Approved	Plumbing Inspector
4641/2022/PPC	Aqualogical	6 Yoga Way, Springfield Central	Grease Trap Upgrade	21/06/2022	Approved	Plumbing Inspector
5065/2022/PPC	Norman Disney & Young	30 Health Care Drive, Springfield Central	Mater Hospital Springfield Stage 2 – Early Works	14/06/2022	Approved	Plumbing Inspector
5392/2022/PPC	East Coast Hydraulics Pty Ltd	8 Smiths Road, Goodna	Tenancy Fitout - N Nails & Beauty (Shop 42/43)	20/06/2022	Approved	Plumbing Inspector
5635/2022/PPC	CC P&D Pty Ltd	30 Health Care Drive, Springfield Central	Temporary Site Facilities	22/06/2022	Approved	Plumbing Inspector

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Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
6190/2022/PPC	Mk Hydraulic Consultants Pty Ltd	Lot 2 Sinnathamby Boulevard, Springfield Central	World Knowledge Centre - Addition to Level 5 Office	30/06/2022	Approved	Plumbing Inspector
4422/2022/PPR	KNM Plumbing Pty Ltd	18 Hayes Avenue, Camira	On-site Sewerge Facility Upgrade	07/06/2022	Approved	Plumbing Inspector
5709/2022/PPR	Hewitts Plumbing	9 Hayes Avenue, Camira	Extend water service	21/06/2022	Approved	Plumbing Inspector
5773/2022/PPR	Mr Nicholas James Burley	21A Rawle Street, Camira	Secondary Dwelling	22/06/2022	Approved	Plumbing Inspector
1785/2011/SSP/E	Avid Residential Group Pty Ltd	7000 Jones Road, Bellbird Park	Lots 144-189, 512 & 9007 on SP330344 - Brentwood Stage 12	29/06/2022	Approved	Senior Development Planning Compliance Officer
9989/2018/SSP/B	Lendlease Communities (Springfield) Pty Ltd	7001 Lunar Circuit, Spring Mountain	Lots 4200,7159-7171, 7173-7175, 7178-7182, 7184, 7186-7188, 7190-7207, 7209-7215, 7217-7229, 7232-7239, 7241, 7242, 7244-7256 and 9009 on SP331224 - Springfield Rise Village 17, Stages 7, 8, 9 & 10	01/06/2022	Approved	Senior Development Planning Compliance Officer

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581/2022/BR	Mr Christian Robert Taylor and Ms Jasmine Leigh Barber	60 Hawthorne Street, Sadliers Crossing	Siting Variation - Shed and Carport	15/06/2022	Approved	Building Regulatory Officer
3336/2022/BR	Capital Building Approvals	1 Jenkins Street, East Ipswich	Siting Variation - Pool House	03/06/2022	Approved	Building Regulatory Officer
4007/2022/BR	Building Design & Drafting	5 Burrell Street, Collingwood Park	Siting Variation - Carport, Patio and extension (laundry)	06/06/2022	Approved	Building Regulatory Officer
4655/2022/BR	Project BA	2 Gomer Street, Booval	Amenity and Aesthetics - Demolition of Garage Siting Variation - Shed	31/05/2022	Approved	Building Regulatory Officer
4705/2022/BR	Mrs Nellis Jean Jackson and Mr Lindsay James Jackson	3 Margaret Street, Booval	Siting Variation - Carport	02/06/2022	Approved	Building Regulatory Officer
4719/2022/BR	Mr Wade Errol Wilson	38 Andrew Street, Bundamba	Amenity and Aesthetics/Siting Variation - Shed/Garage	23/06/2022	Approved	Building Regulatory Officer
4817/2022/BR	Mr Gholam Yahya Mohammadi	95 Darling Street West, West Ipswich	Siting Variation - Dwelling	02/06/2022	Approved	Building Regulatory Officer
4833/2022/BR	MacKie Consultants	85 Thorn Street, Ipswich	Siting Variation - Carport	30/06/2022	Approved	Building Regulatory Officer
5175/2022/BR	Demolition Co Pty Ltd	13 Elliott Street, Silkstone	Amenity and Aesthetics - Demolition of a Dwelling and Shed	08/06/2022	Approved	Building Regulatory Officer
5153/2022/BR	Building Certifiers Australia Brisbane Pty Ltd	7 Herbert Street, Bundamba	Demolition - Dwelling	09/06/2022	Approved	Building Regulatory Officer
5689/2022/BR	O'Brien Building Consultants	6 King Court, Collingwood Park	Siting Variation - Patios x 2 and Carport	21/06/2022	Approved	Building Regulatory Officer
5687/2022/BR	O'Brien Building Consultants	3 Chermside Road, Eastern Heights	Siting Variation - Carport	21/06/2022	Approved	Building Regulatory Officer
5788/2022/BR	Arties Demolitions Pty Ltd	5 Horan Street, Woodend	Amenity and Aesthetics - Demolition of Ancillary Structures	21/06/2022	Approved	Building Regulatory Officer
5991/2022/BR	Dynamic Building Approvals	38 Macgregor Street, Woodend	Siting Variation - Shed	28/06/2022	Approved	Building Regulatory Officer
5980/2022/BR	O'Brien Building Consultants Pty Ltd	25 Tibbits Street, Bundamba	Siting Variation - Carport	27/06/2022	Approved	Building Regulatory Officer
5975/2022/BR	Mr Lucas Andrew Rizqallah	10 Jo-Ann Miller Drive, Collingwood Park	Amenity and Aesthetics - Retaining Wall	30/06/2022	Approved	Building Regulatory Officer
6012/2022/BR	Deano's Restumping & House Raising Pty Ltd	7 Stephenson Street, Sadliers Crossing	Siting Variation - Raise & Re-stump of Dwelling	28/06/2022	Approved	Building Regulatory Officer
14020/2021/BW	Mr Cameron George Llewellyn Browne	15 Maryanne Street, Riverview	Detached Garage	07/06/2022	Approved	Building Certifier
9869/2018/MAEXT/B	Hemant Investments Pty Ltd	7002 Woodlinks Way, Collingwood Park	Extension to Currency Period Application - Road Work, Stormwater, Drainage Work, Earthworks and Signage - Collingwood Park Estate Stage 4	17/06/2022	Approved	Engineering Delivery East Manager
3668/2013/MAMC/A	Walker Bremer Park Pty Ltd	363-395 Warrego Highway, Riverview	Minor Change - Earthworks - Citiswich Stage 7	16/06/2022	Approved	Engineering Delivery East Manager
13541/2021/MAMC/A	Gibb Group Development Management Pty Ltd	20 Wood Street, Bundamba	Minor Change - Material Change of Use - General Industry (Freight Depot)	22/06/2022	Approved	Acting Development Assessment Central Manager
850/2011/MAMC/C	River Road Investments Pty Ltd	63 River Road, Redbank	Minor Change - General Industry (Assembly, Storage, Repair and Maintenance of Transportable Building Units)	16/06/2022	Approved	Development Assessment East Manager
5525/2013/MAMC/A	Ozprop Qt Centre Pty Ltd As Trustee	260 Brisbane Street, West Ipswich	Minor Change - Business Use	29/06/2022	Approved	Acting Development Assessment Central Manager
3356/2002/MAMC/B	Walker Corporation Pty Ltd	6 Hawkins Crescent, Bundamba	Minor Change - Bremer Business Park - Preliminary application MCU Impact assessment and reconfiguring of a lot(17 lots into 54 lots)	20/06/2022	Approved	Acting Development Assessment Central Manager
1776/2020/MAMC/A	Hallands Point Pty Limited	9 Horan Street, Woodend	Minor Change - Material Change of Use - Community Use (Childcare Centre)	02/06/2022	Approved	Senior Planner (Development)
6135/2014/MAMC/C	Walker Bremer Park Pty Ltd	146 Hume Drive, Bundamba	Minor Change - RAL - Five (5) lots into Four (4) Lots Preliminary Approval to Affect the Planning Scheme	14/06/2022	Approved	Development Assessment Central Manager
17722/2021/MAMC/A	Inertia Engineering	12 Gliderway Street, Bundamba	Minor Change - Material Change of Use - Service/Trades Use (Warehouse and Storage)	23/06/2022	Approved	Acting Development Assessment Central Manager
5377/2022/MAMC	Baird & Hayes	43 Brisbane Road, Ebbw Vale	Change Application - Removal of Easement - (Condition 10(e)(iii)(iv), Approval Dated 29 October 1993 (REFERENCE 159267) Application No. 532/1993	29/06/2022	Approved	Acting Development Assessment Central Manager
20112/2021/MCU	Walker Corporation Pty Ltd	16 Hawkins Crescent, Bundamba	Material Change of Use - Special Industry (Epoxy Paint Manufacturing, Warehouse & Associated Retail Showroom)	07/06/2022	Approved	Development Assessment Central Manager
4570/2022/MCU	White Magpies Pty Ltd	101A Chermside Road, East Ipswich	Material Change of Use - Single Residential and Auxiliary Unit Dwelling in a Character Zone	10/06/2022	Approved	Development Assessment Central Manager
4567/2022/MCU	White Magpies Pty Ltd	101 Chermside Road, East Ipswich	Material Change of Use - Single Residential and Auxiliary Unit Dwelling in a Character Zone	10/06/2022	Approved	Development Assessment Central Manager
5695/2022/MCU	Homecorp Constructions Pty Ltd	38 Vivian Hancock Drive, North Booval	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Flooding)	20/06/2022	Approved	Acting Development Assessment Central Manager
4280/2015/NAME/C	Canberra Estates Consortium No. 36 Pty Ltd	7001 Collingwood Drive, Collingwood Park	Road Naming and Continuation of an existing Road	14/06/2022	Approved	Senior Development Planning Compliance Officer

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11589/2021/OD	Tait Morton Johnston Pty Ltd	20 Ellenborough Street, Ipswich	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (Relocation and Extension of a Character Dwelling)	13/06/2022	Approved	Development Assessment Central Manager
3782/2022/OD	Mr Ryan Allen Williams and Mrs Samantha Mary Williams	20 Meiklejohn Circuit, Collingwood Park	Carrying out building work not associated with a material change of use – Auxiliary Unit, garage and carport Affected by a Development Constraints Overlay (Mining)	14/06/2022	Approved	Development Assessment East Manager
4129/2022/OD	Surround Property Group Pty Ltd	14 River Road, Bundamba	Carrying out Building Work not Associated with a Material Change of Use - Extension to a Single Residential in a Character Zone	07/06/2022	Approved	Senior Planner (Development)
4285/2022/OD	Rocket Building Approvals	10 Williams Street East, Woodend	Carrying out building work not associated with a material change of use - Shed in a Character Zone	10/06/2022	Approved	Development Assessment Central Manager
4600/2022/OD	Sustainable Planning Pty Ltd	28 Hume Street, Woodend	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Housing Low Density Zone	10/06/2022	Approved	Development Assessment Central Manager
4935/2022/OD	Mrs Amber Juliene Wonnocott and Mr Daniel Thomas Wonnocott	14 Hume Street, Woodend	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (building underneath a character dwelling)	13/06/2022	Approved	Development Assessment Central Manager
4897/2022/OD	Mrs Janet Frances Kennedy	11 Grange Road, Newtown	Carrying out building work not associated with a material change of use - Carport in a Character Zone	13/06/2022	Approved	Senior Planner (Development)
5190/2022/OD	Lpov Pty Ltd	10 Wood Street, Bundamba	Advertising Devices - One (1) Wall Sign and One (1) Pylon Sign	24/06/2022	Approved	Acting Development Assessment Central Manager
5268/2022/OD	Mr Rhys Jordan Tierney and Miss Emma Grace Forsyth	22 Harlin Road, Coalfalls	Carrying out Building Work not associated with a Material Change of Use - Extension to a Single Residential in a Character Zone (Demolition of less than 20% of pre-1946 fabric, New Rear Extension and Raising and Building in Underneath)	23/06/2022	Approved	Senior Planner (Development)
5456/2022/OD	Ms Melissa Mei Ling Gan and Mr Graham Eric Ireland	8 Quarry Street, Ipswich	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (extension to rear of a character dwelling)	16/06/2022	Approved	Senior Planner (Development)
19792/2021/OW	Hill Crew Investments Pty Ltd	5 Clay Street, West Ipswich	Earthworks, Roadworks and Stormwater	07/06/2022	Approved	Acting Engineering Delivery West Manager
1794/2022/OW	Phillip Usher Constructions Pty Ltd	7003 Collingwood Drive, Collingwood Park	Road Work, Stormwater, Earthworks and Erosion and Sediment Control	14/06/2022	Approved	Engineering Delivery East Manager
1983/2022/OW	Canberra Estates Consortium No. 36 Pty Ltd	7001 Collingwood Drive, Collingwood Park	Roadworks, Stormwater Drainage Works, Earthworks and Clearing Vegetation	31/05/2022	Approved	Engineering Delivery East Manager
2262/2022/OW	Queensland Heritage	4 Arthur Street, Woodend	Stormwater	31/05/2022	Approved	Engineering Delivery West Manager
3096/2022/OW	Projex Partners	32 Hoepner Road, Bundamba	Stormwater, Earthworks, Driveway and Parking	31/05/2022	Approved	Engineering Delivery East Manager
3394/2022/OW	Westera Partners	159 Brisbane Road, Booval	Stormwater and Earthworks	01/06/2022	Approved	Acting Engineering Delivery West Manager
3907/2022/OW	Citicene Landscape Architects	8 Gliderway Street, Bundamba	Landscaping	02/06/2022	Approved	Engineering Delivery East Manager
4100/2022/OW	Treffiletti Siblings Pty Ltd and Elcorp Services Pty Ltd	8 Gliderway Street, Bundamba	Road work, Stormwater Drainage Work and Earthworks	28/06/2022	Approved	Engineering Delivery East Manager
4396/2022/PFT	Meticon Homes Pty Ltd	14 Citrus Crescent, Collingwood Park	Single Dwelling	20/06/2022	Approved	Plumbing Inspector
4865/2022/PFT	Platinum Building Approvals	7A Orangefield Street, Eastern Heights	Single Dwelling	15/06/2022	Approved	Plumbing Inspector
4886/2022/PFT	Mdc Holdings Pty Ltd	40 Ada Street, Leichhardt	Single Dwelling	31/05/2022	Approved	Plumbing Inspector
5011/2022/PFT	Brighton Homes Queensland	10 Larimar Court, Collingwood Park	Single Dwelling	01/06/2022	Approved	Plumbing Inspector
5009/2022/PFT	Bold Properties	5 Priestley Street, Collingwood Park	Single Dwelling	31/05/2022	Approved	Plumbing Inspector
5051/2022/PFT	TJB Building Certifiers	18 Hoffmann Way, Bundamba	Single Dwelling	01/06/2022	Approved	Plumbing Inspector
5081/2022/PFT	Checkpoint Building Surveyors	52 Drysdale Crescent, Bundamba	Single Dwelling	03/06/2022	Approved	Plumbing Inspector
5110/2022/PFT	Pathway Homes	30 Priestley Street, Collingwood Park	Single Dwelling	03/06/2022	Approved	Plumbing Inspector
5106/2022/PFT	Checkpoint Building Surveyors	23 Citrus Crescent, Collingwood Park	Single Dwelling	03/06/2022	Approved	Plumbing Inspector
5108/2022/PFT	Argyle Building (Qld) Pty Ltd	77 Elder Parade, Collingwood Park	Single Dwelling	03/06/2022	Approved	Plumbing Inspector
5142/2022/PFT	GMA Certification Group	39 Andrew Street, Bundamba	Single Dwelling	08/06/2022	Approved	Plumbing Inspector
5146/2022/PFT	Goldengrove Building Group	53 Drysdale Crescent, Bundamba	Single Dwelling	06/06/2022	Approved	Plumbing Inspector
5250/2022/PFT	Unique Housing Pty Ltd	1 Baden Jones Way, North Booval	Single Dwelling	08/06/2022	Approved	Plumbing Inspector
5303/2022/PFT	Argyle Building (Qld) Pty Ltd	79 Elder Parade, Collingwood Park	Single Dwelling	10/06/2022	Approved	Plumbing Inspector
5304/2022/PFT	Argyle Building (Qld) Pty Ltd	81 Elder Parade, Collingwood Park	Single Dwelling	10/06/2022	Approved	Plumbing Inspector

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5331/2022/PFT	Argyle Building (Qld) Pty Ltd	83 Elder Parade, Collingwood Park	Single Dwelling	10/06/2022	Approved	Plumbing Inspector
5329/2022/PFT	Argyle Building (Qld) Pty Ltd	85 Elder Parade, Collingwood Park	Single Dwelling	10/06/2022	Approved	Plumbing Inspector
5387/2022/PFT	Argyle Building (Qld) Pty Ltd	76 Elder Parade, Collingwood Park	Single Dwelling	13/06/2022	Approved	Plumbing Inspector
5363/2022/PFT	Argyle Building (Qld) Pty Ltd	74 Elder Parade, Collingwood Park	Single Dwelling	10/06/2022	Approved	Plumbing Inspector
5365/2022/PFT	Canberra Estates Consortium No. 36 Pty Ltd	72 Elder Parade, Collingwood Park	Single Dwelling	14/06/2022	Approved	Plumbing Inspector
5333/2022/PFT	Canberra Estates Consortium No 36 Pty Ltd	70 Elder Parade, Collingwood Park	Single Dwelling	10/06/2022	Approved	Plumbing Inspector
5371/2022/PFT	Argyle Building (Qld) Pty Ltd	68 Elder Parade, Collingwood Park	Single Dwelling	10/06/2022	Approved	Plumbing Inspector
5373/2022/PFT	Argyle Building (Qld) Pty Ltd	64 Elder Parade, Collingwood Park	Single Dwelling	10/06/2022	Approved	Plumbing Inspector
5382/2022/PFT	Argyle Building (Qld) Pty Ltd	62 Elder Parade, Collingwood Park	Single Dwelling	14/06/2022	Approved	Plumbing Inspector
5383/2022/PFT	Argyle Building (Qld) Pty Ltd	60 Elder Parade, Collingwood Park	Single Dwelling	13/06/2022	Approved	Plumbing Inspector
5475/2022/PFT	Hallmark Homes Pty Ltd	3 Citrus Crescent, Collingwood Park	Single Dwelling	14/06/2022	Approved	Plumbing Inspector
5481/2022/PFT	Hallmark Homes Pty Ltd	5 Citrus Crescent, Collingwood Park	Single Dwelling	14/06/2022	Approved	Plumbing Inspector
5558/2022/PFT	Torsion Pty Ltd	38 Meiklejohn Circuit, Collingwood Park	Single Dwelling	15/06/2022	Approved	Plumbing Inspector
5621/2022/PFT	Argyle Building (Qld) Pty Ltd	87 Elder Parade, Collingwood Park	Single Dwelling	16/06/2022	Approved	Plumbing Inspector
5626/2022/PFT	Argyle Building (Qld) Pty Ltd	89 Elder Parade, Collingwood Park	Single Dwelling	16/06/2022	Approved	Plumbing Inspector
5625/2022/PFT	Argyle Building (Qld) Pty Ltd	78 Elder Parade, Collingwood Park	Single Dwelling	16/06/2022	Approved	Plumbing Inspector
5696/2022/PFT	Homecorp Constructions	14 Bellflower Street, Collingwood Park	Single Dwelling	20/06/2022	Approved	Plumbing Inspector
5828/2022/PFT	Checkpoint Building Surveyors	20 Endeavour Road, Riverview	Single Dwelling	20/06/2022	Approved	Plumbing Inspector
5854/2022/PFT	Domaine Homes (Qld) Pty Ltd	2 Mint Close, Collingwood Park	Single Dwelling	20/06/2022	Approved	Plumbing Inspector
5903/2022/PFT	Bella QLD Properties Pty Ltd	8 Citrus Crescent, Collingwood Park	Single Dwelling	22/06/2022	Approved	Plumbing Inspector
5909/2022/PFT	Approveit Building Certification Pty Ltd	14 Banksia Street, Collingwood Park	Single Dwelling	29/06/2022	Approved	Plumbing Inspector
6033/2022/PFT	GMA Certification Group	27 Ashton Avenue, Redbank	Single Dwelling	24/06/2022	Approved	Plumbing Inspector
6066/2022/PFT	Plantation Homes	16 Bellflower Street, Collingwood Park	Single Dwelling	27/06/2022	Approved	Plumbing Inspector
6050/2022/PFT	Plantation Homes	16 Citrus Crescent, Collingwood Park	Single Dwelling	27/06/2022	Approved	Plumbing Inspector
6052/2022/PFT	Plantation Homes	12 Citrus Crescent, Collingwood Park	Single Dwelling	27/06/2022	Approved	Plumbing Inspector
6034/2022/PFT	Approveit Building Certification Pty Ltd	80 Elder Parade, Collingwood Park	Single Dwelling	24/06/2022	Approved	Plumbing Inspector
6111/2022/PFT	Apex Certification & Consulting	40 Meiklejohn Circuit, Collingwood Park	Single Dwelling	27/06/2022	Approved	Plumbing Inspector
6186/2022/PFT	BelCo Constructions	46 Drysdale Crescent, Bundamba	Single Dwelling	29/06/2022	Approved	Plumbing Inspector
6200/2022/PFT	Plantation Homes	6 Bellflower Street, Collingwood Park	Single Dwelling	29/06/2022	Approved	Plumbing Inspector
6205/2022/PFT	Plantation Homes	4 Bellflower Street, Collingwood Park	Single Dwelling	29/06/2022	Approved	Plumbing Inspector
6283/2022/PFT	Australian Building Approvals	33 Drysdale Crescent, Bundamba	Single Dwelling	01/07/2022	Approved	Plumbing Inspector
6285/2022/PFT	Australian Building Approvals	35 Drysdale Crescent, Bundamba	Single Dwelling	01/07/2022	Approved	Plumbing Inspector
6286/2022/PFT	Australian Building Approvals	51 Drysdale Crescent, Bundamba	Single Dwelling	01/07/2022	Approved	Plumbing Inspector
6288/2022/PFT	Australian Building Approvals	3 Granville Crescent, Bundamba	Single Dwelling	01/07/2022	Approved	Plumbing Inspector
6303/2022/PFT	Tribeca Homes Pty Ltd	12 Bellflower Street, Collingwood Park	Single Dwelling	01/07/2022	Approved	Plumbing Inspector
4268/2022/PPC	Westside Bus Company Pty Ltd	15 River Road, Redbank	New Drivers Lounge and Toilets - Transportable Building	23/06/2022	Approved	Plumbing Inspector
4604/2022/PPC	Jha Consulting Engineers	20 Wood Street, Bundamba	Warehouse and Office Building	15/06/2022	Approved	Plumbing Inspector
4626/2022/PPC	Logic Water Solutions	75 Blackstone Road, Silkstone	Tenancy Fitout - Medical Centre (Level 1, Tenancy 14)	02/06/2022	Approved	Plumbing Inspector
4728/2022/PPC	Mk Hydraulic Consultants Pty Ltd	8 Gliderway Street, Bundamba	Warehouse & Ancillary Offices	02/06/2022	Approved	Plumbing Inspector
4848/2022/PPC	Chilton Woodward & Associates	32 Hoepner Road, Bundamba	Proposed Self Storage Units	31/05/2022	Approved	Plumbing Inspector
5047/2022/PPC	Chilton Woodward & Associates	45 Hume Drive, Bundamba	Industrial Development	01/06/2022	Approved	Plumbing Inspector
5086/2022/PPC	Triple L Consultants	139 Brisbane Road, Booval	Tenancy Fitout - Bella Nails (Shop 8B)	06/06/2022	Approved	Plumbing Inspector
5426/2022/PPC	Inertia Engineering	12 Gliderway Street, Bundamba	Proposed Warehouses	22/06/2022	Approved	Plumbing Inspector

DIVISION 3						
Delegated Authority: 117 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
6049/2022/PPC	MRP Hydraulic & Fire Services Consultants	18 Burrell Street, Collingwood Park	Dental Clinic - Alterations	30/06/2022	Approved	Plumbing Inspector
5467/2022/PPR	Torsion Pty Ltd	39 Soe Street, Redbank	Single Dwelling and Secondary Dwelling	15/06/2022	Approved	Plumbing Inspector
5732/2022/PPR	GMA Certification Group	25 Ashton Avenue, Redbank	Single Dwelling with Auxiliary Unit	28/06/2022	Approved	Plumbing Inspector
5939/2022/PPR	Acutt and Son Plumbing and Drainage	30 Lamont Street, North Booval	On-Site Sewerage Facility Upgrade	30/06/2022	Approved	Plumbing Inspector
6014/2022/PPR	Compact Homes Pty Ltd	23 Moffatt Street, Ipswich	Secondary Dwelling	27/06/2022	Approved	Plumbing Inspector
1404/2022/RAL	BBP Investments Pty Ltd	19 Gliderway Street, Bundamba	Reconfiguring a Lot - two (2) lots into three (3) lots	15/06/2022	Approved	Senior Planner (Development)
3924/2022/SSP	Choice Homes	8 Elder Parade, Collingwood Park	Lots 1 & 2 on SP324467	09/06/2022	Approved	Senior Planner (Development)
12368/2021/SSP/A	Mrs Natalie Alekseevna Berry	13 William Street, Bundamba	Resigning of Survey Plan - Lots 1 & 2 on SP299884	03/06/2022	Approved	Senior Development Planning Compliance Officer

DIVISION 4						
Delegated Authority: 90 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
16127/2021/BR	Apex Certification And Consulting	16 Plew Court, Brassall	Siting Variation/Amenity and Aesthetics - Retaining Wall/Fence	03/06/2022	Approved	Building Regulatory Officer
16574/2021/BR	Integrated Building Certification	8 Gibbs Street, Churchill	Amenity and Aesthetics - Carport Siting variation - Carport	01/07/2022	Approved	Building Regulatory Officer
3860/2022/BR	Ms Kim Pound	103 High Street, Brassall	Siting Variation	07/06/2022	Approved	Building Regulatory Officer
4359/2022/BR	Project BA	9 Angela Place, Yamanto	Siting Variation/Amenity and Aesthetics - Carport, Patio, Shed and Garaport	21/06/2022	Approved	Building Regulatory Officer
4732/2022/BR	Pronto Building Approvals	3 St Aubins Drive, Brassall	Siting Variation - Carport	03/06/2022	Approved	Building Regulatory Officer
4852/2022/BR	Mr Brett Robert Everding	5 Orlov Court, Yamanto	Siting Variation - Shed	02/06/2022	Approved	Building Regulatory Officer
4853/2022/BR	Project BA	7 Nisbet Place, Brassall	Siting Variation - Dwelling	01/06/2022	Approved	Building Regulatory Officer
4919/2022/BR	Professional Certification Group Pty Ltd	11 Mary Crescent, Rosewood	Siting Variation - Dwelling	03/06/2022	Approved	Building Regulatory Officer
5056/2022/BR	Department Of Housing And Public Works T/A Qbuild	6 Maitland Street, Churchill	Amenity and Aesthetics - Demolition of a Dwelling and Ancillary Structure	08/06/2022	Approved	Building Regulatory Officer
5350/2022/BR	Clear Conscience Certification Pty Ltd	5 Melbourne Street, Brassall	Siting Variation - Shed	17/06/2022	Approved	Building Regulatory Officer
5355/2022/BR	Mr Paul Michael Schembri and Mrs Marion Schembri	68 Aspect Way, Karalee	Amenity and Aesthetics - Shed	16/06/2022	Approved	Building Regulatory Officer
5526/2022/BR	Building Certification Consultants Pty Ltd	16 Henry Street, Brassall	Amenity and Aesthetics - Demolition of a Dwelling, Swimming Pool and Fence	15/06/2022	Approved	Building Regulatory Officer
7510/2021/BW	Mr Darren James Marriner and Mrs Kerstin Marriner	109 Moores Pocket Road, Moores Pocket	Construction of Swim Spa and Fencing	22/06/2022	Approved	Building Certifier
1959/2022/BW	Mr Mark William Sielaff	2 Ross Street, Brassall	Attached Insulated Roof Patio and Detached Garden Shed	06/06/2022	Approved	Building Certifier
2328/2022/BW	Patio Engineering Australia Pty Ltd	11-15 Gayundah Street, Karalee	Attached Patio	15/06/2022	Approved	Building Certifier
11716/2021/CA	Spring Projects Pty Ltd	233 Mt Crosby Road, North Tivoli	Combined Application Material Change of Use - Business Use (Service Station and Two (2) Takeaway Food Premises)	09/06/2022	Approved	Development Assessment Central Manager
1740/2018/LDR/C	Waterlea Nominees Co	7001 Parkland Drive, Walloon	Legal Document Request - Surrender of Easements - Waterlea Stages 4B, 4C, 4D & 5C	14/06/2022	Approved	Senior Development Planning Compliance Officer
1696/2016/MAEXT/A	A.C.N 657 413 717	10-12 Leonard Street, Yamanto	Extension Application - Multiple Residential – 10 Townhouses and Reconfiguring a Lot – One (1) Lot into three (3) lots	01/06/2022	Approved	Senior Planner (Development)
7973/2018/MAMC/B	CWD Group	1942-2056 Warrego Highway, Haigslea	Minor Change - Bulk Earthworks - Highway Service Centre	09/06/2022	Approved	Acting Engineering Delivery West Manager
6275/2018/MAMC/B	Peak Childcare Holdings Pty Ltd	23 Muller Street, Walloon	Minor Change - Material Change of Use for: Community Use (Child Care Centre) over proposed Lot 4006; and General Store, Business Use (Café) and Temporary Sales Office over proposed Lot 4005	22/06/2022	Approved	Acting Development Assessment Central Manager
19897/2021/MCU	Griffith Group One Pty Ltd	102 Pine Mountain Road, Brassall	Material Change of Use - Community Use (Child Care Centre)	21/06/2022	Approved	Acting Development Assessment Central Manager
642/2022/MCU	Australian Venue Co.	26 Fernvale Road, Brassall	Business Use - Business Use (Extension of Operation Hours - Hotel)	21/06/2022	Approved	Senior Planner (Development)
2089/2022/MCU	Mr/Ms Julio Menhart	29-33 Huon Drive, Karalee	Material Change of Use - Dual Occupancy (Relative's Accommodation)	30/06/2022	Approved	Development Assessment East Manager
2108/2022/MCU	Lisa J V Leent and L J Stumer	292 Warwick Road, Churchill	Material Change of Use - Dual Occupancy	29/06/2022	Approved	Senior Planner (Development)
3434/2022/MCU	Ms Prudence Josephine Jensen	64 Albert Street, Rosewood	Material Change of Use - Single Residential in a Character Zone	24/06/2022	Approved	Senior Planner (Development)
4400/2022/MCU	Gj Gardner Homes Ipswich	22 Creedy Street, Rosewood	Material Change of Use - Single Residential Dwelling affected by a Development Constraint Overlays (OV2 - Key Resource Area; OV3 - Area Affected by Underground Mining and Mining Constrained Area; OV7A - Building Height Restriction Area 45m and Outer Horizontal Surface RL176.5; OV7B - 13km Existing Committed Urban Townships Buffer)	31/05/2022	Approved	Development Assessment West Manager
4857/2022/MCU	Miss Christine Moore and Mr Rohan Kent	426 Haigslea Amberley Road, Walloon	Material Change of Use - Dual Occupancy	02/06/2022	Approved	Development Assessment Central Manager
4979/2022/MCU	Australian Building Approvals	23 Plew Court, Brassall	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Difficult Topography)	21/06/2022	Approved	Senior Planner (Development)
5829/2022/MCU	Australian Building Approvals	2 Nisbet Place, Brassall	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Difficult Topography)	22/06/2022	Approved	Acting Development Assessment Central Manager
6204/2022/MCU	Australian Building Approvals	21 Plew Court, Brassall	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Difficult Topography)	29/06/2022	Approved	Acting Development Assessment Central Manager
3284/2022/OD	Project BA	46 Matthew Street, Rosewood	Carrying out building work not associated with a material change of use - Garaport in a Character Zone	14/06/2022	Approved	Senior Planner (Development)

DIVISION 4						
Delegated Authority: 90 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
5949/2022/OD	Project BA	32 Schultzs Road, Ironbark	Carrying out building work not associated with a material change of use - Sheds on a Schedule 2 listed property	23/06/2022	Approved	Acting Development Assessment Central Manager
8186/2020/OW	Ironpot Developments Pty Ltd	7001 Diamantina Boulevard, Brassall	Road work, Stormwater, Earthworks - Gainsborough Meadows Stage 4	07/06/2022	Approved	Engineering Delivery West Manager
15506/2021/OW	Workshop Rd Developments Pty Ltd	8 Stanley Court, Brassall	Footpath and Earthworks	03/06/2022	Approved	Acting Engineering Delivery West Manager
17059/2021/OW	Bornhorst + Ward Consulting Engineers	66 Cranes Road, North Ipswich	Road Work, Stormwater, Drainage Work, Earthworks and Signage	28/06/2022	Approved	Senior Development Engineer
19562/2021/OW	Ms Kerry Maree Perrett	16 Plew Court, Brassall	Earthworks	31/05/2022	Approved	Engineering Planning West Manager
20183/2021/OW	Bornhorst And Ward Consulting Engineers	1 Henry Street, Brassall	Road work, Drainage work & Earthworks	02/06/2022	Approved	Engineering Delivery West Manager
1758/2022/OW	King Architectural Engineering	18 Plew Court, Brassall	Earthworks	07/06/2022	Approved	Acting Engineering Delivery West Manager
3413/2022/OW	Ampflo Pty Ltd	16 Henry Street, Brassall	Rate 3 Streetlighting - Stages 1 & 2	07/06/2022	Approved	Acting Engineering Delivery West Manager
4708/2022/OW	Citicene Landscape Architects	214-220 Pine Mountain Road, Brassall	Landscaping	01/07/2022	Approved	Acting Engineering Delivery West Manager
3598/2022/PFT	Building Certification Consultants Pty Ltd	105 Dan Street, Karalee	Single Dwelling	31/05/2022	Approved	Plumbing Inspector
3852/2022/PFT	Bella QLD Properties Pty Ltd	4 Raymond Street, North Ipswich	Single Dwelling	17/06/2022	Approved	Plumbing Inspector
4875/2022/PFT	Platinum Building Approvals	44 Rohl Road, Walloon	Single Dwelling	03/06/2022	Approved	Plumbing Inspector
5012/2022/PFT	Platinum Building Approvals	64 Rohl Road, Walloon	Single Dwelling	01/06/2022	Approved	Plumbing Inspector
5055/2022/PFT	Hotondo Homes Jimboomba	1 Stanley Court, Brassall	New Dwelling	01/06/2022	Approved	Plumbing Inspector
5200/2022/PFT	Platinum Building Approvals	60 Rohl Road, Walloon	Single Dwelling	07/06/2022	Approved	Plumbing Inspector
5223/2022/PFT	Silkwood Homes Pty Ltd	11 Mary Crescent, Rosewood	Single Dwelling	07/06/2022	Approved	Plumbing Inspector
5693/2022/PFT	Australian Building Approvals	23 Plew Court, Brassall	Single Dwelling	20/06/2022	Approved	Plumbing Inspector
5691/2022/PFT	Australian Building Approvals	2 Nisbet Place, Brassall	Single Dwelling	20/06/2022	Approved	Plumbing Inspector
5685/2022/PFT	Homecorp Constructions	11 Lillias Street, Walloon	Single Dwelling	20/06/2022	Approved	Plumbing Inspector
5755/2022/PFT	Pacific Approvals Pty Ltd	4 Savannah Court, North Ipswich	Single Dwelling	20/06/2022	Approved	Plumbing Inspector
5759/2022/PFT	Pacific Approvals	8 Savannah Court, North Ipswich	Single Dwelling	20/06/2022	Approved	Plumbing Inspector
5762/2022/PFT	Pacific Approvals Pty Ltd	10 Savannah Court, North Ipswich	Single Dwelling	21/06/2022	Approved	Plumbing Inspector
5768/2022/PFT	Pacific Approvals Pty Ltd	7 Savannah Court, North Ipswich	Single dwelling	20/06/2022	Approved	Plumbing Inspector
5764/2022/PFT	Pacific Approvals Pty Ltd	3 Savannah Court, North Ipswich	Single dwelling	20/06/2022	Approved	Plumbing Inspector
5770/2022/PFT	Pacific Approvals Pty Ltd	1 Savannah Court, North Ipswich	Single dwelling	20/06/2022	Approved	Plumbing Inspector
5940/2022/PFT	Platinum Building Approvals	40 Rohl Road, Walloon	Single Dwelling	23/06/2022	Approved	Plumbing Inspector
5943/2022/PFT	Platinum Building Approvals	48 Rohl Road, Walloon	Single Dwelling	23/06/2022	Approved	Plumbing Inspector
6053/2022/PFT	Australian Building Approvals	21 Plew Court, Brassall	Single Dwelling	27/06/2022	Approved	Plumbing Inspector
6048/2022/PFT	Platinum Building Approvals	38 Rohl Road, Walloon	Single Dwelling	27/06/2022	Approved	Plumbing Inspector
6277/2022/PFT	Pacific Approvals	6 Savannah Court, North Ipswich	Single Dwelling	30/06/2022	Approved	Plumbing Inspector
1259/2022/PPC	Eureka Brassall Pty Ltd	1380 Warrego Highway, Brassall	New connections to an existing internal water and sewer system	15/06/2022	Approved	Plumbing Inspector
4135/2022/PPC	Acor Consultants QLD	1 Rosewood Road, Amberley	Amberley Mechanical Equipment & Operations Maintenance Section	31/05/2022	Approved	Plumbing Inspector
4707/2022/PPC	Stav's Hydraulic Services	468 Warwick Road, Yamanto	Extension to existitng veterinary surgery	06/06/2022	Approved	Plumbing Inspector
5141/2022/PPC	Citi Design	2 The Terrace, North Ipswich	Shopping Centre - Tenancy BD20	07/06/2022	Approved	Plumbing Inspector
5256/2022/PPC	BRW Hydraulics Pty Ltd	178 Pine Mountain Road, Brassall	Community Title Residential Dwelling	09/06/2022	Approved	Plumbing Inspector
5287/2022/PPC	Chilton Woodward & Associates	47-49 Belar Street, Yamanto	Commercial Shed with Fixtures	22/06/2022	Approved	Plumbing Inspector
4562/2022/PPR	Miss Christine Moore and Mr Rohan Kent	426 Hagslea Amberley Road, Walloon	On-Site Sewerage Facility Upgrade	21/06/2022	Approved	Plumbing Inspector
4727/2022/PPR	F J Holden No 1 Pty Ltd	75 Stanton Cross Drive, Karalee	Secondary Dwelling	08/06/2022	Approved	Plumbing Inspector
4800/2022/PPR	Plumbcorp Queensland Pty Ltd	58 Waterfront Drive, Karalee	Non-Sewered Secondary Dwelling	09/06/2022	Approved	Plumbing Inspector
4811/2022/PPR	TJB Building Certifiers	219 Workshops Street, Brassall	Single Dwelling and Secondary Dwelling	10/06/2022	Approved	Plumbing Inspector
4809/2022/PPR	TJB Building Certifiers	8 Loch Way, Brassall	Single Dwelling and Secondary Dwelling	10/06/2022	Approved	Plumbing Inspector

DIVISION 4						
Delegated Authority: 90 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
4893/2022/PPR	Vermeer Building Certification	183-185 Mill Street, Rosewood	On-Site Sewerage Facility Upgrade	01/06/2022	Approved	Plumbing Inspector
4860/2022/PPR	Mr James Stephen Aitken	3 Suffield Drive, Yamanto	On-Site Sewage Facility Upgrade	31/05/2022	Approved	Plumbing Inspector
5066/2022/PPR	TJB Building Certifiers	221 Workshops Street, Brassall	Single Dwelling and Secondary Dwelling	01/06/2022	Approved	Plumbing Inspector
5067/2022/PPR	TJB Building Certifiers	21 Loch Way, Brassall	Single Dwelling and Secondary Dwelling	03/06/2022	Approved	Plumbing Inspector
5136/2022/PPR	G & P Builders Pty Ltd	413 Karrabin Rosewood Road, Walloon	Non-Sewered Single Dwelling	15/06/2022	Approved	Plumbing Inspector
5144/2022/PPR	TJB Building Certifiers	4 Henry Street, Brassall	Single Dwelling and Secondary Dwelling	06/06/2022	Approved	Plumbing Inspector
5162/2022/PPR	Australian Building Approvals	6 Loch Way, Brassall	Single Dwelling and Secondary Dwelling	07/06/2022	Approved	Plumbing Inspector
5266/2022/PPR	TJB Building Certifiers	5 Loch Way, Brassall	Single Dwelling and Secondary Dwelling	08/06/2022	Approved	Plumbing Inspector
5290/2022/PPR	TJB Building Certifiers	215 Workshops Street, Brassall	Single Dwelling and Secondary Dwelling	10/06/2022	Approved	Plumbing Inspector
5422/2022/PPR	Prostart Plumbing Pty Ltd	26 Beechwood Drive, Yamanto	Secondary Dwelling	13/06/2022	Approved	Plumbing Inspector
5772/2022/PPR	Pacific Approvals Pty Ltd	5 Savannah Court, North Ipswich	Single Dwelling & Secondary Dwelling	22/06/2022	Approved	Plumbing Inspector
5911/2022/PPR	STP Consultants	2 Mary Street, Bundamba	Public Housing	23/06/2022	Approved	Plumbing Inspector
5910/2022/PPR	Wyatt Building Certification Pty Ltd	12 Henry Street, Brassall	Single Dwelling with Auxiliary Unit	23/06/2022	Approved	Plumbing Inspector
5984/2022/PPR	Bold Properties	24 Schubels Road, Marburg	Single Dwelling - Onsite	29/06/2022	Approved	Plumbing Inspector
5997/2022/PPR	Brighton Homes Queensland	86A Linnings Road, Haigslea	Non-Sewered Secondary Dwelling	30/06/2022	Approved	Plumbing Inspector
18938/2021/RAL	Stonehawke Property Group Pty Ltd	157 Workshops Street, Brassall	Reconfiguring a Lot - One Lot (1) into Three (3) Lots	30/06/2022	Approved	Acting Development Assessment Central Manager
3851/2022/RAL	Mr Brian Purvis	40 Workshops Street, Brassall	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	21/06/2022	Approved	Senior Planner (Development)
9755/2021/SSP/A	Ms Gemma Greenhalgh	836 Rosewood Marburg Road, Marburg	Lots 1-3, 6 & 7 on SP326981 and Lot 2 on SP326982	03/06/2022	Approved	Senior Development Planning Compliance Officer

Doc ID No: A8158740

ITEM: 8

SUBJECT: PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 5 JULY 2022

EXECUTIVE SUMMARY

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

RECOMMENDATION

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.

IFUTURE THEME

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

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. It is worth noting that the Judicial Review of the Ministerial Call In of the Wanless application is one such matter on this list. This is a matter before the Supreme Court.

LEGAL/POLICY BASIS

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

Planning and Environment Court Act 2016

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
RECEIVE AND NOTE REPORT
The recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

FINANCIAL/RESOURCE IMPLICATIONS

N/A


COMMUNITY AND OTHER CONSULTATION

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

CONCLUSION

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

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Planning and Environment Court Action Status Report ↓ 
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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 - 11

(as at 4 July 2022)

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 **Received Date:** 25/9/2019
Property: 460-482 Ipswich Rosewood Road JEEBROPILLY QLD 4340
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: Hearing concluded on the 13 August 2021. Awaiting judgement.

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 **Received Date:** 8/3/2021
Property: 189 Briggs Road FLINDERS VIEW QLD 4305
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: Without prejudice discussions ongoing. The matter is listed for further review on 13 July 2022.

Item 8 / Attachment 1.

DIVISION 1

ASHWORTH & others v DEPUTY PREMIER

Register No: 195 **Appeal Type:** Judicial Review **Appeal No:** 2192 of 2022
Application No: 10674/2019/CA **Received Date:** 24/2/2022
Property: 266-304 Coopers Road WILLOWBANK QLD 4306
Applicant: Wanless Recycling Park Pty Ltd
Appeal Summary: The application for a judicial review relates to the decision of the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympics Infrastructure (the First Respondent) to call in a development application made by Wanless Pty Ltd at 266-304 & 350 Coopers Road, Ebenezer. In summary, the grounds for the application are that a fair-minded observer might reasonably apprehend that the First Respondent did not bring an impartial mind to the exercise of the call-in power.
Status: The matter is listed for a 3 day hearing on 28-30 September 2022.

AUSTIN BMI PTY LTD v DEPUTY PREMIER

Register No: 197 **Appeal Type:** Judicial Review **Appeal No:** 2105 of 2022
Application No: 10674/2019/CA **Received Date:** 8/3/2022
Property: 266-304 Coopers Road WILLOWBANK QLD 4306
Applicant: Wanless Recycling Park Pty Ltd
Appeal Summary: The application for a judicial review relates to the decision of the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympics Infrastructure (the First Respondent) to call in a development application made by Wanless Pty Ltd at 266-304 & 350 Coopers Road, Ebenezer. In summary, the grounds for the application are that a fair-minded observer might reasonably apprehend that the First Respondent did not bring an impartial mind to the exercise of the call-in power.
Status: The matter is listed for a 3 day hearing on 28-30 September 2022.

VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD & another v DEPUTY PREMIER

Register No: 196 **Appeal Type:** Judicial Review **Appeal No:** 2198 of 2022
Application No: 10674/2019/CA **Received Date:** 8/3/2022
Property: 266-304 Coopers Road WILLOWBANK QLD 4306
Applicant: Wanless Recycling Park Pty Ltd
Appeal Summary: The application for a judicial review relates to the decision of the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympics Infrastructure (the First Respondent) to call in a development application made by Wanless Pty Ltd at 266-304 & 350 Coopers Road, Ebenezer. In summary, the grounds for the application are that a fair-minded observer might reasonably apprehend that the First Respondent did not bring an impartial mind to the exercise of the call-in power.
Status: The matter is listed for a 3 day hearing on 28-30 September 2022.

DIVISION 2

Item 8 / Attachment 1.

DIVISION 2

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

Register No:	184	Appeal Type:	Applicant Appeal	Appeal No:	1428 of 2021
Application No:	9446/2017/ADP			Received Date:	9/6/2021
Property:	1 Springfield Lakes Boulevard SPRINGFIELD LAKES QLD 4300				
Applicant:	Spring Lake Holdings Pty Ltd				
Appeal Summary:	<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:	Preliminary point (jurisdictional matter) was heard by Court on 21 February 2022. Awaiting outcome.				

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			Received Date:	14/11/2019
Property:	100 Chum Street NEW CHUM QLD 4303				
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:	Hearing concluded on the 13 August 2021. Awaiting judgement.				

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

Register No:	160	Appeal Type:	Applicant Appeal	Appeal No:	912 of 2020
Application No:	1149/2018/CA			Received Date:	23/3/2020
Property:	191 Whitwood Road NEW CHUM QLD 4303				
Applicant:	Austin BMI Pty Ltd				
Appeal Summary:	<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:	Hearing concluded on the 13 August 2021. Awaiting judgement.				

Item 8 / Attachment 1.

DIVISION 4

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			Received Date:	22/3/2021
Property:	198-238 Fernvale Road BRASSALL QLD 4305				
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 8 July 2022.				

Kelly Consolidated Pty Ltd v Ipswich City Council

Register No:	186	Appeal Type:	Submitter Appeal	Appeal No:	2165 of 2021
Application No:	6365/2020/CA			Received Date:	18/8/2021
Property:	9 Hall Street YAMANTO QLD 4305				
Applicant:	Yamanto Holdings Pty Ltd				
Appeal Summary:	This is a submitter appeal against Council's decision to approve an application for a Material Change of Use - Business Use (bulky goods sales, cafe, fast food premises, food delivery service, restaurant, shop, snack bar and/or takeaway food premises); and Operational Works - Advertising Devices (Five (5) Pylon Signs).				
	The primary grounds for Kelly Consolidated Pty Ltd lodging the appeal against Council's decision are as follows:				
	<ul style="list-style-type: none"> - The Development Application does not comply with the relevant assessment benchmarks, namely the Ipswich Planning Scheme; - The imposition of the Condition does not cure or remedy the material non-compliance with the Planning Scheme; and - There are no relevant matters which support approval of the Development Application, and to the extent there are (which is not admitted), given the materiality of the non-compliance with the Planning Scheme, those matters do not warrant the exercise of the discretion to approve the Development Application. 				
Status:	Hearing adjourned 31 May 2022. Future hearing dates to be set.				

DIVISION 4

Griffith Group One Pty Ltd (ACN 617 348 133) v Ipswich City Council

Register No:	191	Appeal Type:	Applicant Appeal	Appeal No:	3276 of 2021
Application No:	5636/2021/MCU			Received Date:	16/12/2021
Property:	54-56 Arthur Summervilles Road KARALEE QLD 4306				
Applicant:	Griffith Group One Pty Ltd				
Appeal Summary:	This is an applicant appeal against Council's decision to refuse a development application for a Child Care Centre at 54-56 Arthur Summervilles Road, Karalee.				
	The application was refused primarily on the grounds of significant detrimental effects on the amenity of nearby residents (noise, traffic, community safety, health and odour), community need and conflicts with the Community Use Code and Parking Code.				
Status:	Orders issued on 17 June 2022 in relation to the parties nominating experts in which evidence will be given, the preparing of joint expert reports by 16 September 2022 and the allocation of time for a hearing in November 2022.				