

VML:MB
Vicki Lukritz
3810 6221

COUNCILLOR

24 November 2017

Sir/Madam

NOTICE OF MEETING

Notice is hereby given that a Meeting of the **PLANNING DEVELOPMENT AND HERITAGE COMMITTEE** is to be held in the **Council Chambers** on the 2nd Floor of the Council Administration Building, 45 Roderick Street, Ipswich commencing at **9.30 am or 10 minutes after the conclusion of the Health, Security and Community Safety Committee, whichever is the earlier** on **Tuesday, 28 November 2017**.

<u>MEMBERS OF THE PLANNING, DEVELOPMENT AND HERITAGE COMMITTEE</u>	
Councillor Morrison (Chairperson) Councillor Tully (Deputy Chairperson)	Mayor Deputy Mayor Councillor Stoneman Councillor Pahlke

The agenda for the meeting is attached to this notice.

Yours faithfully

ACTING CHIEF EXECUTIVE OFFICER

PLANNING DEVELOPMENT AND HERITAGE COMMITTEE AGENDA
*9.30 am or 10 minutes after the conclusion of the Health, Security and
Community Safety Committee, whichever is the earlier on*
Tuesday, 28 November 2017
Council Chambers

Item No.	Item Title	Officer
1	Ripley Priority Development Area Trunk Infrastructure Provision	EEM&IPM
2	Court Action Status Report	DPM

PLANNING, DEVELOPMENT AND HERITAGE COMMITTEE NO. 2017(12)

28 NOVEMBER 2017

AGENDA

1. RIPLEY PRIORITY DEVELOPMENT AREA TRUNK INFRASTRUCTURE PROVISION

With reference to a joint report by the Engineering and Environment Manager and Infrastructure Planning Manager dated 10 November 2017 concerning the funding and provision of Ripley Priority Development Area (PDA) trunk infrastructure.

RECOMMENDATION

- A. That the report be received and the contents noted.
- B. That for the Ripley Priority Development Area (PDA), until revocation is implemented, all trunk municipal infrastructure should only be delivered and funded from receipted Ripley PDA Municipal charges or a catalyst funding allocation by Economic Development Queensland (EDQ).

Report

2. COURT ACTION STATUS REPORT

With reference to a report by the Development Planning Manager dated 14 November 2017 concerning the status of outstanding court actions.

RECOMMENDATION

That the report be received and the contents noted.

Report

and any other items as considered necessary.

Planning, Development and Heritage Committee	
Mtg Date: 28/11/2017	OAR: YES
Authorisation: John Adams	

GE:TD

10 November 2017

MEMORANDUM

TO: CITY PLANNER AND CHIEF OPERATING OFFICER (INFRASTRUCTURE SERVICES)

FROM: ENGINEERING AND ENVIRONMENT MANAGER AND INFRASTRUCTURE PLANNING MANAGER

RE: RIPLEY PDA TRUNK INFRASTRUCTURE PROVISION

INTRODUCTION:

This is a joint report by the Engineering and Environment Manager and Infrastructure Planning Manager dated 10 November 2017 concerning the funding and provision of Ripley Priority Development Area (PDA) trunk infrastructure.

BACKGROUND:

The Ripley Valley Urban Development Area (see Attachment A) was declared on 8 October 2010 and covers a total area of 4680 hectares. Part of the Ripley Valley area (principally within the original Ripley Township and part of Deebing Heights, including Paradise Heights Estate, were not included in the UDA declaration.

The Ripley Valley is planned to provide approximately 50,000 dwellings to house a population of approximately 120,000 people.

In February 2013, the *Urban Land Development Act 2007* (ULDA Act) was repealed and replaced with the *Economic Development Act 2012* (ED Act). From then on, land areas identified for priority development were referred to as Priority Development Areas (PDAs), not Urban Development Areas (UDAs), and existing UDAs were transitioned to PDAs under the ED Act.

One of the Queensland Government's proposed planning reforms is to return responsibility for planning and development assessment to local government. The ultimate outcome sought for the Ripley Valley PDA is revocation. While the revocation process is being worked through by Ipswich City Council (ICC) and Economic Development Queensland (EDQ), development assessment and relevant administration powers were delegated to ICC on 30 September 2013.

From 30 September 2013, ICC has been responsible for assessing any development applications within the PDA. All development applications within the PDA are to be assessed against the Ripley Valley Development Scheme under the *Economic Development Act 2012* (ED Act).

PDA INFRASTRUCTURE NETWORK CHARGING AND FUNDING:

The delivery of infrastructure is a key component of facilitating development within priority development areas (PDAs). The EDQ Infrastructure Funding Framework (IFF, July 2017) sets out, amongst other matters, the infrastructure charging framework for the Ripley Valley PDA. The aim of the IFF is to establish a funding framework for infrastructure that:

- Encourages development
- Maintains affordability
- Ensures equitable contribution towards cost of infrastructure
- Provides certainty

The Ripley PDA IFF charge includes a Municipal Charge for the provision of key municipal infrastructure including: roads, bridges, off-road shared paths, parks and open space, public transport subsidy and rail corridor (land value). The EDQ Infrastructure Charging Offset Plan (ICOP, July 2013) sets out the infrastructure contributions that may be offset against the charges set out in the IFF. In addition to this, the Ripley Valley PDA Local Infrastructure Plan (LIP) provides cost estimates for municipal infrastructure and includes maps and plans of infrastructure networks. For clarity and discussion, all further infrastructure references herein relate only to municipal roads, parks and open space networks.

DISCUSSION:

The EDQ principles concerning the provision of networks is that such infrastructure is funded by the development proponents and then offset against the respective municipal charge. Whilst some catalyst funding has occurred to support the start-up of development in the Ripley Valley PDA, there appears to be no further appetite from EDQ to provide any further catalyst funds or to invest other money into infrastructure delivery in the Ripley Valley. This means that moving forward, funding would principally rely upon the development proponent and offsets or available receipted municipal charges.

Additionally, on the basis of the PDA declaration and associated infrastructure planning, no infrastructure projects within the Ripley Valley have been included in Council's 10 year Transport Infrastructure Investment Plan (10YTIIP) or the equivalent park strategic planning. If Council was to include Ripley Valley infrastructure works it would have a significant impact on other city wide priority projects and need to be funded from the rate base or other revenue sources. There would also be confusion and a mismatch with EDQ's statutory planning powers to deliver and fund the provision of infrastructure within the PDA.

Similarly, it is considered that capital investment and provision for Ripley Valley PDA infrastructure could weaken and destabilise any argument for PDA revocation.

Presently all major Ripley Valley PDA developments have, with the exception of catalyst funds, individually provided direct funding for necessary trunk infrastructure and then claimed the respective offsets. Notably, early observations are that major development proponent funding models are geared to match ultimate charges to the ultimate claimed offset amount. The consequence of such funding models is that in the short to medium term

the potential for any significant municipal charge revenue is diminished greatly. This is evident from a current total municipal contribution of only circa \$60,000 (originating from small isolated developments) having been paid since Ripley Valley PDA commencement in 2013.

On this basis, there is limited potential to fund Ripley Valley PDA municipal infrastructure projects. This trend and outcome is expected to occur for a significant period, currently estimated to project beyond a minimum 10 years.

Since July 2013 the Ripley Valley PDA has experienced relatively high growth with around 1,550 residential allotments having been created (corresponding to circa 700% increase to pre-2013 total 263 residential lots). Whilst there has been relative high growth it has not triggered thresholds for major upgrades or 'urbanising' some trunk roads. Notably with such growth the expectations of the existing community have been expressed to Council officers and the divisional Councillors, with a focus on a desire to upgrade the supporting road network from a rural standard to an urban standard. Similarly other development proponents have expressed a desire for financial support for delivery of the trunk road network given the adverse impact upon the viability of the respective development and capacity to carry high cost projects or surplus offsets. Further some road projects have land requirements beyond the developer's control or ownership and would likely require resumption by the relevant authority (i.e. EDQ). Importantly, as Ripley Valley continues to grow, these requests and concerns are considered to equally apply to park embellishments or upgrades for district and regional park and major sports grounds.

Examples of specific road and park projects relating to the above requests are shown in Attachments B and C and below in Tables 1 and 2 respectively. Planned cost estimates are extracted from the Ripley Valley LIP. Notably the charges revenue balance (circa \$60,000) is inadequate and would not fund any listed road or park upgrades, either in part or full.

Table 1: Example Road Network Projects

Project Description	Planned Cost Estimate
Ripley Road – 4 lane upgrade to urban standard and extending from Fischer Road to Cunningham Highway	\$27,907,111
Fischer Road – 2 lane (with parking) upgrade to urban standard and extending from Ripley Road to Swanbank Road	\$14,560,582
Ripley Road – 4 lane upgrade to urban standard and extending from Providence Parade to south of Watson Road intersection and includes new bridge for Bundamba Creek	\$11,032,610
South East Arterial (SEA) Road – 4 lane sub-arterial for Providence Estate	\$22,791,878
Grampian Drive – 4 lane upgrade to urban standard	\$13,864,771

Table 2: Example Park and Open Space Projects

Project Description	Planned Cost Estimate
Major Sports Ground – Deebing Creek	\$13,451,976
Major Sports Ground – Swanbank and Urban Core	\$13,451,976
Regional Park and Gardens – Urban Core	\$6,836,250
Major Sports Ground – SUCE	\$13,451,976

CONCLUSION:

The Ripley Valley PDA was declared (originally as an Urban Development Area) on 8 October 2010 and the delivery of municipal infrastructure is a key component of facilitating development within the PDA. The EDQ IFF (July 2017) and ICOP (July 2013) set out the charges and infrastructure contributions that may be offset for the Ripley Valley PDA respectively.




Since 2013 the Ripley Valley PDA has experienced relatively high growth. Notably with such growth there is an expectation from both the community and development industry to upgrade or provide municipal infrastructure. The statutory revenue base (through infrastructure charges) required to fund the provision of the infrastructure is levied in accordance with the EDQ IFF. However this revenue stream is very limited given the current extent of greenfield construction and the offset claims, and therefore the capacity for the relevant authority to respond to either community or industry infrastructure concerns is correspondingly limited.

Should Council include Ripley Valley infrastructure works in its capital works program, it is considered that this would have a significant impact on other priority projects elsewhere in the city along with having implications for financial sustainability for the Council.

It is further considered that this issue would best be resolved within a unified infrastructure charging framework (i.e. that applies consistently and equitably across the whole of the city) and as such is a strong basis to support revocation. Conversely, abandoning the approach would weaken Council’s position in seeking revocation of the PDA.

ATTACHMENTS:

The attached documents are as follows:

Name of Attachment	Attachment
Attachment A: Ripley PDA Map	 Attachment A
Attachment B: Ripley PDA Road Network	 Attachment B
Attachment C: Ripley PDA Park and Open Space Network	 Attachment C

RECOMMENDATION:

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

- B. That for the Ripley Priority Development Area (PDA), until revocation is implemented, all trunk municipal infrastructure should only be delivered and funded from receipted Ripley PDA Municipal charges or a catalyst funding allocation by Economic Development Queensland (EDQ).

Gary Ellis
ENGINEERING AND ENVIRONMENT MANAGER






Tony Dileo
INFRASTRUCTURE PLANNING MANAGER

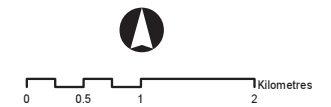
I concur with the recommendation contained in this report.

John Adams
CITY PLANNER

Charlie Dill
CHIEF OPERATING OFFICER (INFRASTRUCTURE SERVICES)

**Map No: UDA 12 -
Ripley Valley
Urban Development Area**
Declared by Regulation on: 08/10/2010

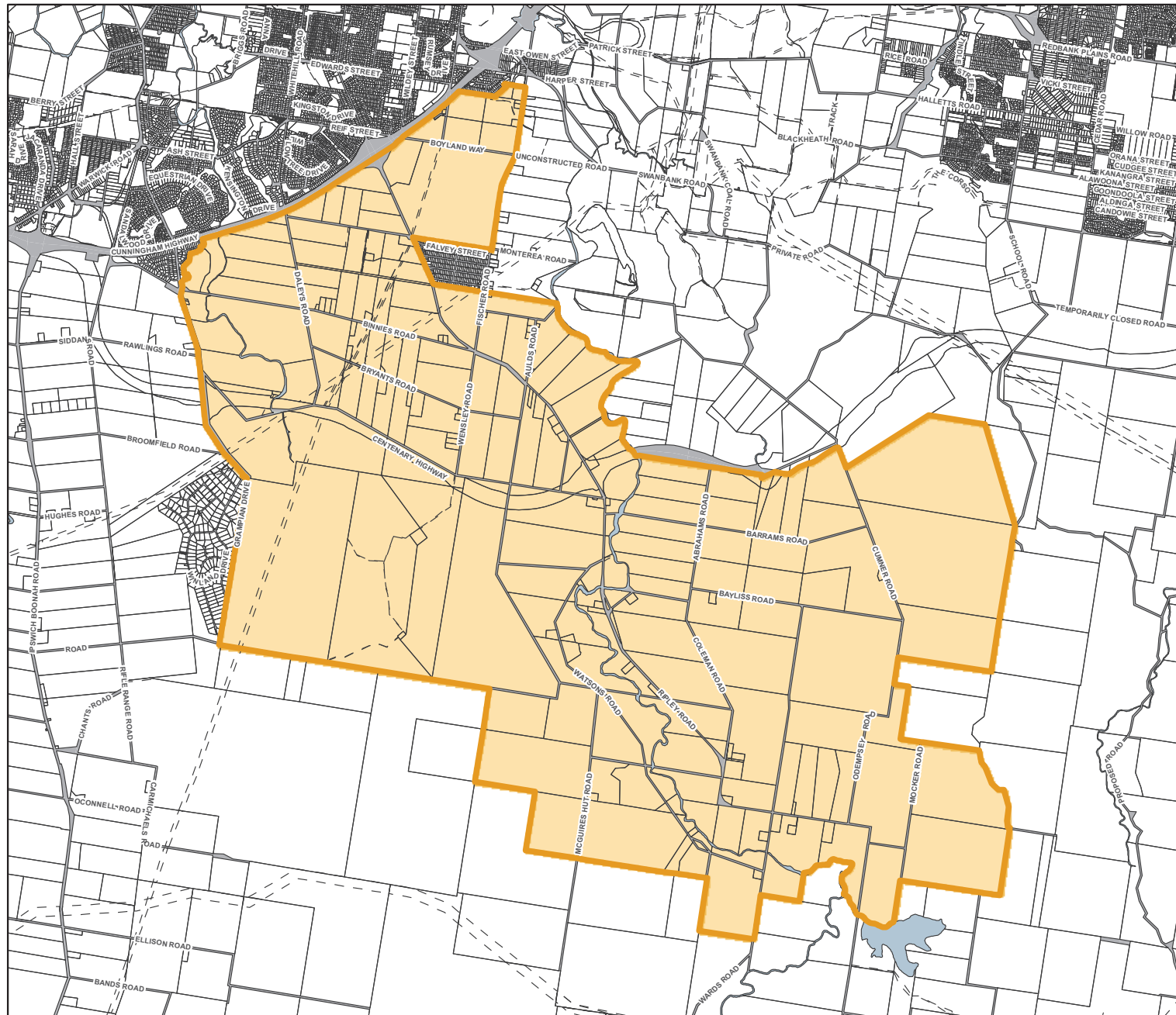
- Key**
-  Ripley Valley UDA
 - Cadastre**
 -  Parcel Boundaries
 -  Easements
 -  Road Dedications
 -  Waterbody



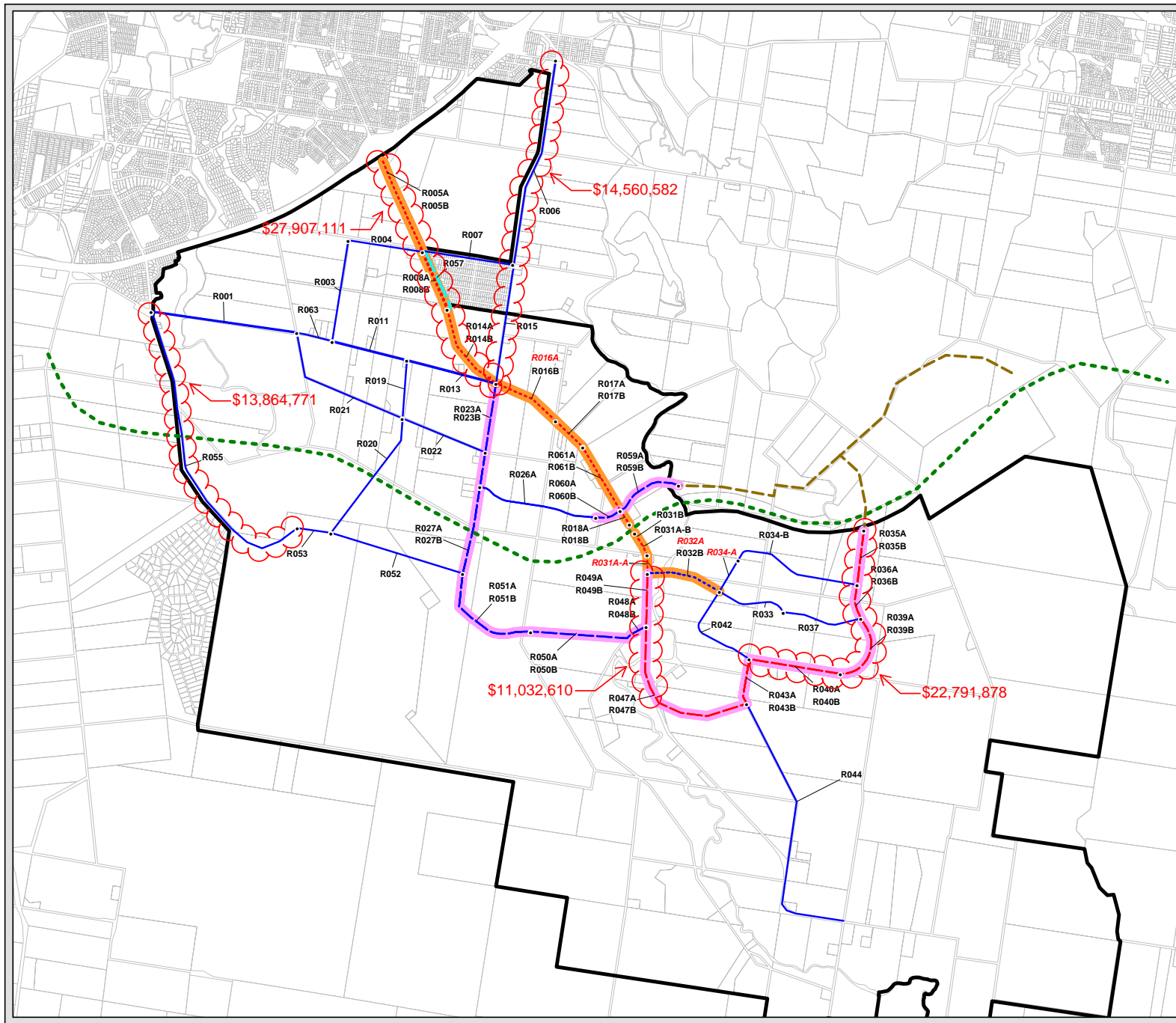
Source: Department of Natural Resources and Mines: Digital Cadastre Database: 2010.

Map generated by Spatial Services Branch of the Department of State Development, 31/03/2015

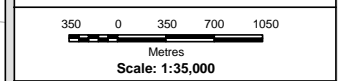
While every care is taken to ensure the accuracy of this product the Department of Natural Resources and Mines make no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs you may incur as a result of the product being inaccurate or incomplete in any way or for any reason.



**Figure 1
Road Network**



- Interim Works**
- 2 Lane (Sub Arterial)
 - - - 2 Lane + Bus (Sub Arterial)
 - - - 2 Lane (Arterial)
 - - - 2 Lane + Bus (Arterial)
- Ultimate Works**
- 2 Lane (Sub Arterial)
 - 4 Lane Upgrade (Sub Arterial)
 - 4 Lane + Bus Upgrade (Arterial)
- Node (Infrastructure start / end point)
 - Ripley Road Township Safety Works (inc Service Road)
 - - - Section of Road to be Constructed by Others
 - - - Centenary Highway (by others)
- Development Area (PDA) Boundary
- R0000** Red Text Means Constructed



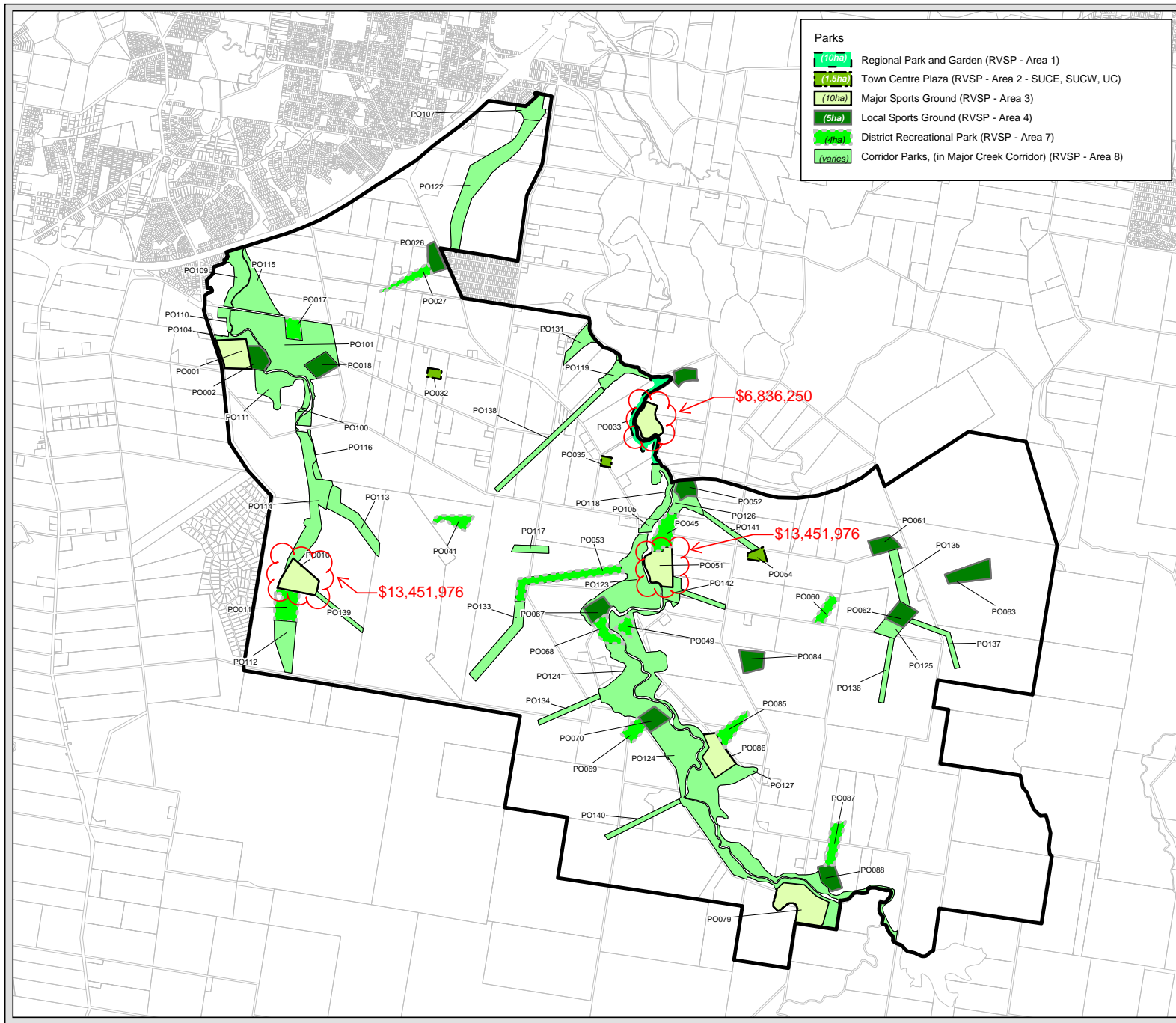
Cardno
Shaping the Future

Cardno (QLD) Pty Ltd | ABN 57 051 074 992
Level 11, North Tower, 515 St Pauls Terrace
Locked Bag 4006, Fortitude Valley QLD 4006
Tel: 07 3369 9822 Fax: 07 3369 9722

© 2010 Cardno (Qld) Pty Ltd All Rights Reserved. Copyright in the whole and every part of this document belongs to Cardno (Qld) Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person without the prior written consent of Cardno (Qld) Pty Ltd.

This document is produced by Cardno (Qld) Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the contract. Cardno (Qld) Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by any third party on the content of this document.

SHEET	A3
Project No:	7902-70
Date:	14/07/2016
Revision Number:	
Designed by:	
Client Name:	EDQ



- Parks**
- Regional Park and Garden (RVSP - Area 1)
 - Town Centre Plaza (RVSP - Area 2 - SUCE, SUCW, UC)
 - Major Sports Ground (RVSP - Area 3)
 - Local Sports Ground (RVSP - Area 4)
 - District Recreational Park (RVSP - Area 7)
 - Corridor Parks, (in Major Creek Corridor) (RVSP - Area 8)

**Ripley Valley
Local Infrastructure Plan**

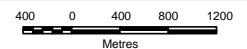
**Figure 8 -
Parks and Open Space**



Priority Development Area (PDA) Boundary

This plan is indicative only and actual locations shown on the plan are subject to change.

Note:
Local park locations will be determined during the context planning phase of the site's development by the land owners and EDQ.



Scale: 1:40,000



Cardno (QLD) Pty Ltd | ABN 57 051 074 992
Level 11, North Tower, 515 St Pauls Terrace
Locked Bag 4006, Fortitude Valley QLD 4006
Tel: 07 3369 9622 Fax: 07 3369 9722

© 2010 Cardno (Qld) Pty Ltd. All Rights Reserved. Copyright in the whole and every part of this document belongs to Cardno (Qld) Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person without the prior written consent of Cardno (Qld) Pty Ltd.
This document is produced by Cardno (Qld) Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the contract. Cardno (Qld) Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by any third party on the content of this document.

SHEET	A3
Project No:	7902-70
Date:	07/01/2016
Revision Number:	
Designed by:	
Client Name:	EDQ

Planning, Development and Heritage Committee	
Mtg Date: 28.11.2017	OAR: YES
Authorisation: John Adams	

BD: MG
A4485620

14 November 2017


MEMORANDUM

TO: CITY PLANNER
FROM: DEVELOPMENT PLANNING MANAGER
RE: COURT ACTION STATUS REPORT

INTRODUCTION:

This is a report by the Development Planning Manager dated 14 November 2017 concerning the status of outstanding court actions.

ATTACHMENTS:

Name of Attachment	Attachment
Attachment A - Court Action Status Report	 Attachment A

RECOMMENDATION:

That the report be received and the contents noted.

Brett Davey
DEVELOPMENT PLANNING MANAGER

I concur with the recommendation contained in this report.

John Adams
CITY PLANNER



**Planning and Development Department
Court Action Status Report
14 November 2017
Total Number of Appeals - 6**

Note: Data is current as at close of business on the previous working day.

Court of Appeal - 1 Appeal/s

Appeal No: 8535/17 **Appeal Date:** 22/8/2017 **Case Name:** Springfield Land Corporation Pty Limited v Cherish Enterprises Pty Ltd and Ipswich City Council
Solicitor: Daniel Best **Appeal Type:** Application to Court of Appeal
P&D Register No: 135 **Application No:** 1560/2016/CA **Applicant:** Cherish Enterprises Pty Ltd
Division: 1 **Property:** 94 Sharpless Road, Springfield
30 Parkside Drive, Springfield
7001 Mur Boulevard, Springfield

Appeal Summary: This is an application to the Court of Appeal (Supreme Court of Queensland) in relation to the decision of Judge Kefford in the Planning and Environment Court on 14 July 2017. The decision related to a declaratory proceeding by Cherish Enterprises seeking that a development application (pursuant to section 242 of the Sustainable Planning Act 2009 to vary the effect of the Planning Scheme) over land at 7001 Mur Boulevard, Springfield could be assessed by Council in the absence of an approved Precinct Plan or any application for an Area Development Plan. The appellant (SLC) is seeking that the decision be changed by the Court of Appeal on the basis that the primary judge made errors of law in the decision.

Status: Awaiting directions

Planning & Environment Court - 5 Appeal/s

Appeal No: 2528 of 2016 **Appeal Date:** 30/6/2016 **Case Name:** Solium Building Pty Ltd v Ipswich City Council
Solicitor: Daniel Best **Appeal Type:** Applicant Appeal
P&D Register No: 121 **Application No:** 2405/2015/MCU **Applicant:** Soluim Building Pty Ltd
Division: 7 **Property:** 69A Warwick Road, Ipswich

Appeal Summary: This is an applicant appeal against Council's decision to refuse an application. The refusal was issued on the basis of outstanding matters that were not adequately addressed in the application, including: flood free access, non-compliance with QUDM Safety Requirements within Flood Affected Areas, Safety and Residential Amenity and The Precautionary Principle. The applicant has appealed Council's decision and they believe that the development application complies with or can be conditioned to comply with all of the provisions of the planning scheme referred to in Council's reasons for refusal.

Status: Without prejudice discussions ongoing. Mediation agreement requires that the appellant provide technical material for Council review to determine next steps.

Planning & Environment Court - 5 Appeal/s

Appeal No: 3438 of 2016 **Appeal Date:** 29/8/2016

Solicitor: Daniel Best

P&D Register No: 125

Application No: 5825/2015/ADP

Division: 1

Case Name: Spring Lake Holdings Pty Ltd v Ipswich City Council

Appeal Type: Applicant Appeal

Applicant: Spring Lake Holdings Pty Ltd

Property: 2/1 Springfield Lakes Boulevard, Springfield Lakes
14/1 Springfield Lakes Boulevard, Springfield Lakes
29/1 Springfield Lakes Boulevard, Springfield Lakes
6/1 Springfield Lakes Boulevard, Springfield Lakes
10/1 Springfield Lakes Boulevard, Springfield Lakes
9/1 Springfield Lakes Boulevard, Springfield Lakes
25/1 Springfield Lakes Boulevard, Springfield Lakes
21/1 Springfield Lakes Boulevard, Springfield Lakes
23/1 Springfield Lakes Boulevard, Springfield Lakes
1 Springfield Lakes Boulevard, Springfield Lakes
1 Springfield Lakes Boulevard, Springfield Lakes
17/1 Springfield Lakes Boulevard, Springfield Lakes
22/1 Springfield Lakes Boulevard, Springfield Lakes
5/1 Springfield Lakes Boulevard, Springfield Lakes
18/1 Springfield Lakes Boulevard, Springfield Lakes
20/1 Springfield Lakes Boulevard, Springfield Lakes
3/1 Springfield Lakes Boulevard, Springfield Lakes
8/1 Springfield Lakes Boulevard, Springfield Lakes
26/1 Springfield Lakes Boulevard, Springfield Lakes
4/1 Springfield Lakes Boulevard, Springfield Lakes
7/1 Springfield Lakes Boulevard, Springfield Lakes
12/1 Springfield Lakes Boulevard, Springfield Lakes
11/1 Springfield Lakes Boulevard, Springfield Lakes
27/1 Springfield Lakes Boulevard, Springfield Lakes
19/1 Springfield Lakes Boulevard, Springfield Lakes
16/1 Springfield Lakes Boulevard, Springfield Lakes
1/1 Springfield Lakes Boulevard, Springfield Lakes
13/1 Springfield Lakes Boulevard, Springfield Lakes
15/1 Springfield Lakes Boulevard, Springfield Lakes
28/1 Springfield Lakes Boulevard, Springfield Lakes
24/1 Springfield Lakes Boulevard, Springfield Lakes

Appeal Summary: This is an applicant appeal against Council's decision to issue an Area Development Plan approval for a Neighbourhood Shopping Centre rather than a Major Shopping Centre. The applicant has also appealed a number of development approval conditions.

Status: Matter adjourned until 24 November 2017.

Planning & Environment Court - 5 Appeal/s

Appeal No: 3891 of 2016 **Appeal Date:** 26/9/2016

Solicitor: Daniel Best

P&D Register No: 128

Division: 1

Application No: 5825/2015/ADP

Case Name: Mirvac Queensland Pty Limited v Ipswich City Council & Anor

Appeal Type: Submitter Appeal

Applicant: Spring Lake Holdings Pty Ltd

Property: 2/1 Springfield Lakes Boulevard, Springfield Lakes
14/1 Springfield Lakes Boulevard, Springfield Lakes
29/1 Springfield Lakes Boulevard, Springfield Lakes
6/1 Springfield Lakes Boulevard, Springfield Lakes
10/1 Springfield Lakes Boulevard, Springfield Lakes
9/1 Springfield Lakes Boulevard, Springfield Lakes
25/1 Springfield Lakes Boulevard, Springfield Lakes
21/1 Springfield Lakes Boulevard, Springfield Lakes
23/1 Springfield Lakes Boulevard, Springfield Lakes
1 Springfield Lakes Boulevard, Springfield Lakes
1 Springfield Lakes Boulevard, Springfield Lakes
17/1 Springfield Lakes Boulevard, Springfield Lakes
22/1 Springfield Lakes Boulevard, Springfield Lakes
5/1 Springfield Lakes Boulevard, Springfield Lakes
18/1 Springfield Lakes Boulevard, Springfield Lakes
20/1 Springfield Lakes Boulevard, Springfield Lakes
3/1 Springfield Lakes Boulevard, Springfield Lakes
8/1 Springfield Lakes Boulevard, Springfield Lakes
26/1 Springfield Lakes Boulevard, Springfield Lakes
4/1 Springfield Lakes Boulevard, Springfield Lakes
7/1 Springfield Lakes Boulevard, Springfield Lakes
12/1 Springfield Lakes Boulevard, Springfield Lakes
11/1 Springfield Lakes Boulevard, Springfield Lakes
27/1 Springfield Lakes Boulevard, Springfield Lakes
19/1 Springfield Lakes Boulevard, Springfield Lakes
16/1 Springfield Lakes Boulevard, Springfield Lakes
1/1 Springfield Lakes Boulevard, Springfield Lakes
13/1 Springfield Lakes Boulevard, Springfield Lakes
15/1 Springfield Lakes Boulevard, Springfield Lakes
28/1 Springfield Lakes Boulevard, Springfield Lakes
24/1 Springfield Lakes Boulevard, Springfield Lakes

Appeal Summary: This is a submitter appeal against Council's decision to approve an Area Development Plan for a Neighbourhood Shopping Centre, Medical Centre, Veterinary Clinic, Child Care Centre and Motel on the subject site. The appellant is seeking that the application be refused. A separate but concurrent appeal is also lodged over this property by Spring Lake Holdings Pty Ltd in relation to Council's decision on the application.

Status: Matter adjourned until 24 November 2017.

Planning & Environment Court - 5 Appeal/s**Appeal No:** 2188/2017 **Appeal Date:** 19/6/2017 **Case Name:** Lipoma Pty Ltd v Ipswich City Council**Solicitor:** Daniel Best **Appeal Type:** Applicant Appeal**P&D Register No:** 134 **Application No:** 682/2003/MA/B **Applicant:** Thomson Geer Lawyers**Division:** 6 **Property:** 2 The Terrace, North Ipswich
6 The Terrace, North Ipswich**Appeal Summary:** This is an applicant appeal against Council's decision to refuse a permissible change request. The permissible change request which was refused by Council sought the deletion of the part of condition 5(a)(ii) of the Riverlink Approval relating to the Commercial Village Precinct that requires a QR land contribution and extended arts precinct contribution.**Status:** Matter adjourned until 13 December 2017.**Appeal No:** 4050/2017 **Appeal Date:** 24/10/2017 **Case Name:** Tocchini V Ipswich City Council**Solicitor:** N/A at this time **Appeal Type:** Applicant Appeal**P&D Register No:** 136 **Application No:** 8948/2016/CA **Applicant:** Mr Samuel Mark Tocchini and
Mrs Danielle Clare Tocchini**Division:** 10 **Property:** 201 Sids Dip Road, Lower Mount Walker**Appeal Summary:** This is an applicant appeal against Council's decision to part refuse an application. The refusal related to a proposed Intensive Animal Husbandry - Poultry Farm and Environmentally Relevant Activity 4(2) - Poultry Farm. The appeal also relates to the conditions of the approved Reconfiguring a Lot - one (1) Lot into two (2) Lots.**Status:** Awaiting directions.