

Ipswich City Council
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QLD 4305, Australia

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Join us online on:



Growth and Infrastructure Committee	
Mtg Date: 19/02/18	OAR: YES
Authorisation: Brett Davey	

BD:LR
A5331166

8 February 2019

MEMORANDUM

TO: CHIEF EXECUTIVE OFFICER


FROM: ACTING CITY PLANNER

RE: PLANNING AND DEVELOPMENT DEPARTMENT
ANNUAL ACTIVITY REPORT – JANUARY TO DECEMBER 2018

INTRODUCTION

This is a report by the Acting City Planner dated 8 February 2019 concerning the activities of the Planning and Development Department from 1 January to 31 December 2018 inclusive.

ATTACHMENT

Name of Attachment	
Annual Activity Report	 Attachment A

BACKGROUND

This is the third Annual Activity Report prepared by the Planning and Development Department.

ACTIVITY

The Annual report is enclosed as Attachment A.

The report focuses on:-

- overall development activity within the Ipswich Local Government area (specifically population and dwelling growth, land subdivision and non-residential building activity);
- development applications (for planning, engineering, building and plumbing);
- infrastructure delivery by the development industry (ie contributed assets);
- activity generated through information requests (via web access).

HIGHLIGHTS

The report includes the following highlights:-

- the Local Government Area population grew by 9,581 persons and reached a total of 218,071;
- 4,073 new dwellings were created;
- 1,587 development applications were lodged;
- 1,900 lots were created and 2,705 new lots were approved;
- Spring Mountain was the fastest growing suburb with 1,977 new residents and 673 new dwellings;
- Spring Mountain had the highest number of new lots created (382) and the highest number of new lots approved (983);
- 4,734 building certification applications were lodged;
- 2,924 plumbing applications were lodged;
- 98,978m² of non residential buildings were created providing opportunity for 1,188 jobs; and
- 721,804 web site visits.

RECOMMENDATION

That the report be received and the contents noted.

Brett Davey
ACTING CITY PLANNER

Infrastructure Delivery

Road Infrastructure
New roads


25.05km

Parks
New parkland


10.13ha

Pathways
Footpaths and bikeways


75.25km

Community Land
Other


19.81ha

Planning and Development Annual Report Card 2018

1 January - 31 December



218,071
Total population



80,255
Total dwellings



1,587
Development applications lodged



2,705
Lots approved



721,804
Website visits

Website Activity



457,184
Property searches



226,803
Application searches



37,817
Mapping searches

Ipswich City Council Planning
and Development Department

45 Roderick Street
PO Box 191, Ipswich
QLD 4305, Australia

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Building a balanced and sustainable Ipswich with a strong economy, key infrastructure and a community that cares for each other and the environment.

Development Activity

Ipswich growth and development at a glance



9,581

New residents



4,073

New dwellings



1,900

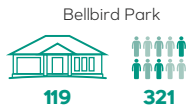
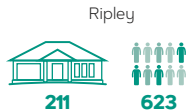
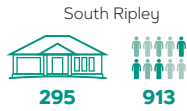
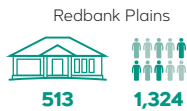
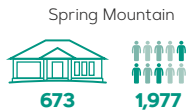
Lots created



2,705

Lots approved

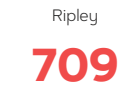
Top 5 suburbs for new dwellings and additional population



Top 5 areas for lots created



Top 5 areas for lots approved



Non residential building activity and job creation

61,072m²

Industrial

5,471m²

Commercial

20,663m²

Retail

11,772m²

Other

1,188

Jobs created

Applications

Main development applications lodged by application type



253

Use applications



231

Signing subdivision plans

1,587

Total lodged



110

Reconfiguring a lot



353

Operational works

Main development applications determined by application type



238

Use applications



218

Signing subdivision plans

1,415

Total determined



98

Reconfiguring a lot



287

Operational works

Building and plumbing



4,734

Building certifications lodged



473

Building regulatory lodged



452

Building regulatory determined



2,924

Plumbing applications lodged

2,913

Plumbing applications determined

Growth and Infrastructure Committee
Mtg Date: 19.02.2019
Authorisation: Brett Davey

TF:DM
A5335236

8 February 2019


MEMORANDUM

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

INTRODUCTION:

This is a report by the Acting Development Planning Manager dated 8 February 2019 concerning the status of outstanding court actions.

ATTACHMENT/S:

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

RECOMMENDATION:

That the report be received and the contents noted

Tim Foote
ACTING DEVELOPMENT PLANNING MANAGER

I concur with the recommendation/s contained in this report.

Brett Davey
ACTING CITY PLANNER



Planning and Development Department
Court Action Status Report
7 February 2019
Total Number of Appeals - 12

ATTACHMENT A

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

Planning & Environment Court - 12 Appeal/s

Appeal No: 2188 of 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: Without prejudice discussions ongoing with issues in dispute being narrowed. Listed for review on 20 March 2019.		
<hr/>		
Appeal No: 4050 of 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: Without prejudice discussions ongoing. Listed for review on 28 February 2019.		
<hr/>		
Appeal No: 473 of 2018	Appeal Date: 9/2/2018	Case Name: HPC Urban Design & Planning Pty Ltd and Bio-Recycle Australia Pty Ltd v/s Ipswich City Council
Solicitor: N/A at this time		Appeal Type: Applicant Appeal
P&D Register No: 139	Application No: 4475/2017/MCU	Applicant: HPC Urban Design & Planning Pty Ltd
Division: 3		Property: 30 Memorial Drive, Swanbank
Appeal Summary: This is an applicant appeal against Council's decision to refuse an application. The MCU application for Special Industry (Extension to an existing Landfill for Non-Putrescible Waste) was refused on the basis of amenity impacts on to adjoining residential areas specifically Ripley Valley.		
Status: Expert meetings/discussions ongoing. Listed for trial in March/April 2019.		

Planning & Environment Court - 12 Appeal/s

Appeal No: 945 of 2018	Appeal Date: 14/3/2018	Case Name: Black Ink Architecture Pty Ltd v Ipswich City Council
Solicitor: N/A		Appeal Type: Applicant Appeal
P&D Register No: 140	Application No: 3859/2017/MCU	Applicant: Black Ink Architecture Pty Ltd
Division: 4		Property: 39 Barclay Street, Bundamba 41 Barclay Street, Bundamba 43 Barclay Street, Bundamba
Appeal Summary: This is an applicant appeal against Council's decision to refuse an application. The refusal related to a material change of use - child care centre which was recommended for refusal based on flooding, access, mining constrained land and amenity.		
Status: Without prejudice meeting held on 16 January 2019. Amended plans to be submitted to reduce issues in dispute. Matter listed for review 12 April 2019.		
<hr/>		
Appeal No: 1727 of 2018	Appeal Date: 11/5/2018	Case Name: C.B. Developments Australia Pty Ltd v ICC
Solicitor: N/A		Appeal Type: Applicant Appeal
P&D Register No: 141	Application No: 4432/2017/RAL	Applicant: CB Developments Pty Ltd
Division: 2		Property: 12-26 Eugene Street, Bellbird Park Lot 902 Eugene Street, Bellbird Park
Appeal Summary: This is an applicant appeal against Council's decision to refuse an application to reconfigure land into 333 lots plus parkland.		
Status: Order given that ecological assessments are to be undertaken. Matter listed for further review on 1 March 2019.		
<hr/>		
Appeal No: 2049 of 2018	Appeal Date: 1/6/2018	Case Name: Kylie Ann Mill T/AS Urban Services QLD v Ipswich City Council
Solicitor: N/A at this time		Appeal Type: Applicant Appeal
P&D Register No: 142	Application No: 2360/2017/MCU	Applicant: Urban Services QLD
Division: 5		Property: 540-604 Warrego Highway, North Tivoli
Appeal Summary: This is an applicant appeal against Council's decision refuse an application. The refusal relates to a material change of use – special industry (waste transfer station).		
Status: Matter adjourned until 27 February 2019.		
<hr/>		
Appeal No: 2315 of 2018	Appeal Date: 22/6/2018	Case Name: Nugrow Metro Pty Ltd v Ipswich City Council
Solicitor: N/A at this time		Appeal Type: Applicant Appeal
P&D Register No: 143	Application No: 7213/2014/MAM C/A	Applicant: Nugrow Metro Pty Ltd
Division: 3		Property: Lot 3 Unnamed Road, Swanbank
Appeal Summary: This is an applicant appeal against Council's decision to refuse a 'Minor Change' application for Special Industry (Compost and Soil Conditioner Manufacturing Facility). The application was refused on the basis that the proposed changes would result in a substantially different development, change the operation of the development from that intended and is likely to introduce new impacts or increase the severity of known impacts including but not limited to environmental nuisances (i.e. odour).		
Status: Without prejudice discussions ongoing. Matter listed for review on 21 February 2019.		
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Planning & Environment Court - 12 Appeal/s

Appeal No: 6410 of 2018 **Appeal Date:** 20/9/2018 **Case Name:** Mirvac Queensland Pty Ltd v Ipswich City Council and Home Investment Consortium Company Pty Ltd

Solicitor: N/A **Appeal Type:** Originating Application

P&D Register No: 144 **Application No:** 911/2018/ADP **Applicant:** Home Investment Consortium Company Pty Ltd

Division: 1 **Property:** 95 Southern Cross Circuit, Springfield Central

Appeal Summary: This is an originating application seeking a declaration that Council's approval of 11 April 2018 to approve an Area Development Plan is invalid and of no legal effect, or alternatively is to be set aside owing to the approval not being a minor amendment for the purposes of the Springfield Structure Plan.

Council granted an Area Development Plan approval to permit the establishment of a range of Supporting Uses in conjunction with the approved Retail Warehouse. The Supporting Uses were for the display and sale by retail of the goods as identified in the Master Area Development Plan – Toys, Fabrics, haberdashery and home décor, Craft and hobby supplies, Housewares, and Pet products.

Status: Court ordered on 26 October 2018 the various steps and timings associated with the originating application. The hearing is scheduled for 3 days in April 2019.

Appeal No: 4429/2018 **Appeal Date:** 11/12/2018 **Case Name:** Springfield Investments (Qld) Pty Ltd v Ipswich City Council

Solicitor: N/A at this time **Appeal Type:** Applicant Appeal

P&D Register No: 146 **Application No:** 7385/2018/OD **Applicant:** Springfield Investments (Qld) Pty Ltd

Division: 1 **Property:** 37-43 Springfield Parkway, Springfield

Appeal Summary: This is an applicant appeal against Council's decision to refuse an application. The refusal related to carrying out operational works for the erection of a pylon sign advertising Hungry Jack's. The grounds for refusal were primarily based around impacts to the amenity of the surrounding area and that the advertising does not relate to the premises (approved Hungry Jack's site is located at 15-17 Commercial Drive, Springfield).

Status: Awaiting directions

Appeal No: 4457 of 2018 **Appeal Date:** 12/12/2018 **Case Name:** Weyba3 Pty Ltd v Ipswich City Council

Solicitor: N/A at this time **Appeal Type:** Applicant Appeal

P&D Register No: 147 **Application No:** 7117/2017/CA **Applicant:** WEBYA3

Division: 2 **Property:** 45 Ascot Street, Goodna
16 Redbank Plains Road, Goodna
45A Ascot Street, Goodna

Appeal Summary: This is an applicant appeal against Council's decision to refuse an application. The refusal related to reconfiguring the subject land into 78 residential lots and a material change of use for 78 Single Residential dwellings that are non-compliant with the planning scheme provisions.

Status: Without prejudice meeting held on 5 February 2019 to discuss issues in dispute. Without prejudice discussions ongoing.

Planning & Environment Court - 12 Appeal/s**Appeal No:** 4567 of 2018 **Appeal Date:** 19/12/2018 **Case Name:** QLCL Member Development Fund Manager Pty Ltd v Ipswich City Council**Solicitor:** N/A at this time**Appeal Type:** Applicant Appeal**P&D Register No:** 145**Application No:** 4540/2018/RAL**Applicant:** Qlcl Member Development Fund Manager Pty Ltd**Division:** 2**Property:** 6002 Unnamed Road, Bellbird Park
18-20 Harris Street, Bellbird Park
31-33 Morgan Street, Bellbird Park
6003 Unnamed Road, Bellbird Park**Appeal Summary:** This is an applicant appeal against the conditions of Council's decision to approve a reconfiguring a lot development permit for the creation of 29 residential lots. The appeal relates to Council's amendments to the reconfiguration layout and fencing conditions.**Status:** Awaiting directions

Appeal No: 261 of 2019 **Appeal Date:** 29/1/2019**Case Name:** Golf Links Development Pty Ltd**Solicitor:** N/A at this time**Appeal Type:** Applicant Appeal**P&D Register No:** 149**Application No:** 6770/2018/CA**Applicant:** Golf Links Land Development Pty Ltd**Division:** 2**Property:** 196-198 Jones Road, Bellbird Park
200-204 Jones Road, Bellbird Park
206-208 Jones Road, Bellbird Park
210-214 Jones Road, Bellbird Park**Appeal Summary:** This is an applicant appeal against Council's decision to approve a reduced lot yield of 29 lots, achieving a dwelling density of 10du/ha and minimum lot size of 600m2 and conditions relating to flooding and stormwater management.**Status:** Awaiting directions

Growth and Infrastructure Committee
Mtg Date: 19 February 2019
Authorisation: Brett Davey

TF:DM
A5335318

8 February 2019

MEMORANDUM

TO: ACTING CITY PLANNER
FROM: ACTING DEVELOPMENT PLANNING MANAGER
RE: EXERCISE OF DELEGATIONS REPORT

INTRODUCTION:


This is a report by the Acting Development Planning Manager dated 8 February 2019 concerning applications determined by delegated authority. Attachment A outlines a list of delegations exercised from 10 January 2019 to 6 February 2019.

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*

ATTACHMENT/S:

Name of Attachment	Attachment
Delegated Authority Decision Report	 Attachment A

RECOMMENDATION:

That the report be received and the contents noted.

Tim Foote

ACTING DEVELOPMENT PLANNING MANAGER

I concur with the recommendation/s contained in this report.

Brett Davey

ACTING CITY PLANNER



**Development Applications Determined by Delegated Authority
10 January 2019 to 6 February 2019**

ATTACHMENT A

Application No	Type	Application Details	Primary Property Location
ADP Area Development Plan			
7499/2018/ADP	ADP	Area Development Plan to Permit Indoor Recreation (Gymnasium) in Shop 1.16	1 Main Street, Springfield Central
		Decision Date - 5/02/2019 Decision - Approved	Authority - Acting Team Co-ordinator East
9072/2018/ADP	ADP	Amendment o the MADP 12 (d) to permit Indoor Recreation and Area Development Plan to convert Tenancies 3 and 4 from a Retail Use to an Indoor Recreation Use	6 Specialist Lane, Springfield Central
		Decision Date - 29/01/2019 Decision - Approved	Authority - Acting Team Co-ordinator East
CA Combined Approval			
3851/2018/CA	CA	Material Change of Use - 2 x Dual Occupancies, Multiple Residential (Four (4) Townhouses) and 4 x Single Residential Dwellings not complying with the applicable self-assessable criteria; Reconfiguring a Lot - One (1) Lot into Five (5) Lots in 2 stages	118 Lobb Street, Churchill
		Decision Date - 5/02/2019 Decision - Approved	Authority - Senior Planner (Development)
4170/2018/CA	CA	Material Change of Use - Business Use (excluding bulky goods sales, fast food premises, hotel, medical centre, produce/craft market, restaurant, service station shop and vehicle sales premises), General Industry (excluding bus depot and truck depot) and Service Trade Use (excluding mini bus depot) Reconfiguring a Lot - access easement (realignment)	78-82 Junction Road, Karalee
		Decision Date - 14/01/2019 Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator Central
8210/2016/CA	CA	RAL - One (1) Lot into Fifty-four (54) residential lots, one (1) drainage reserve lo and opening of new roads; MCU - Nine (9) x single residential dwellings not complying with the Residential Code	122A Berry Street, Yamanto
		Decision Date - 11/01/2019 Decision - Approved - Negotiated Decision Approved	Authority - Senior Planner (Development)
9112/2018/CA	CA	Material Change of Use - Service/Trades Use - Warehouse and Distribution Centre Other Development - Advertising Devices	7001 Hoepner Road, Bundamba
		Decision Date - 31/01/2019 Decision - Approved	Authority - Team Co-ordinator Central
IU Interim Uses			
7898/2018/IU	IU	Interim Use – Car Park	7003 Wellness Way, Springfield Central
		Decision Date - 14/01/2019 Decision - Approved	Authority - Acting Team Co-ordinator East
MCU Material Change of Use			
435/2019/MCU	MCU	Material Change of Use - Single Residential Dwelling and Auxillary Unit	15 Ludwig Street, Leichhardt

Application No	Type	Application Details	Primary Property Location
	Decision Date - 1/02/2019	Decision - Approved	Authority - Senior Planner (Development)
4871/2018/MCU	MCU	Material Change of Use - Multiple Residential (36 Units)	6 Blackall Street, East Ipswich
	Decision Date - 17/01/2019	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator Central
5893/2018/MCU	MCU	Material Change of Use - Car Park	19A Church Street, Goodna
	Decision Date - 31/01/2019	Decision - Approved	Authority - Acting Team Co-ordinator East
6021/2018/MCU	MCU	Material Change of Use - Extension to Existing Shopping Centre	44 John Street, Rosewood
	Decision Date - 15/01/2019	Decision - Approved	Authority - Senior Planner (Development)
7517/2018/MCU	MCU	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Slope)	46 Brentwood Drive, Bundamba
	Decision Date - 23/01/2019	Decision - Approved	Authority - Senior Planner (Development)
7737/2018/MCU	MCU	Material Change of Use - Business Use (Medical Centre)	11 Pring Street, Ipswich
	Decision Date - 21/01/2019	Decision - Approved	Authority - Team Co-ordinator Central
7942/2018/MCU	MCU	Material Change of Use - Recreation Use - Motorsports	86 Champions Way, Willowbank
	Decision Date - 21/01/2019	Decision - Approved	Authority - Team Co-ordinator West
8623/2018/MCU	MCU	Material Change of Use - General Industry (Storage and Truck Depot) and Service/Trades Use (Builders/Contractors Depot, Repair Station and Storage)	136 Chalk Street, Wulkuraka
	Decision Date - 4/02/2019	Decision - Approved	Authority - Senior Planner (Development)
9009/2018/MCU	MCU	Material Change of Use Recreation Use (Indoor Recreation – 24 Hour Gym)	19-27 Junction Road, Chuwar
	Decision Date - 15/01/2019	Decision - Approved	Authority - Team Co-ordinator Central
MAMC Modification-Change Application Minor			
1136/2018/MAMC/B	MAMC	Minor Change - Material Change of Use (General Industry)	111 Robert Smith Street, Redbank
	Decision Date - 24/01/2019	Decision - Approved	Authority - Acting Team Co-ordinator East
1684/2017/MAMC/A	MAMC	Minor Change to a Development Approval (Temporary Sales Office and Advertising Devices)	44 Columbia Drive, Bellbird Park
	Decision Date - 25/01/2019	Decision - Approved	Authority - Acting Team Co-ordinator East
8130/2009/MAMC/A	MAMC	Minor Change - Multiple Residential - 21 Units (Stage 7)	25 St Andrews Drive, Leichhardt
	Decision Date - 21/01/2019	Decision - Approved	Authority - Senior Planner (Development)
MAEXT Modification-Extension Application			
4433/2014/MAEXT/A	MAEXT	Extension to Currency Period Application - One (1) Lot into Twenty-nine (29) Lots plus Drainage Reserve	109-115 Willow Road, Redbank Plains
	Decision Date - 14/01/2019	Decision - Approved	Authority - Senior Planner (Development)
5299/2014/MAEXT/A	MAEXT	Extension Application - One (1) Lot into Five (5) Lots	22 Pommer Street, Brassall
	Decision Date - 15/01/2019	Decision - Approved	Authority - Senior Planner (Development)
8081/2016/MAEXT/A	MAEXT	Extension Application - Road works, Stormwater, Earthworks and Landscaping	420 Brisbane Terrace, Redbank
	Decision Date - 10/01/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
8085/2008/MAEXT/B	MAEXT	Extension to Currency Period Application - Roadworks, Stormwater, Drainage Works, Earthworks, Water Infrastructure, Sewerage Infrastructure and Landscaping (49 lots - Links Estate Stages 1 to 3)	6-56 Hospital Road, Rosewood
	Decision Date - 25/01/2019	Decision - Approved	Authority - Team Co-ordinator Engineering

Application No	Type	Application Details	Primary Property Location
MA Modification/Change Conditions of Approval			
850/2011/MA/A	MA	Permissible Change	63 River Road, Redbank
	Decision Date - 16/01/2019	Decision - Approved	Authority - Acting Team Co-ordinator East
OW Operational Works			
5529/2017/OW	OW	Landscaping	6 Henderson Street, Redbank
	Decision Date - 10/01/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
5622/2018/OW	OW	Road Work, Stormwater, Drainage Work, Earthworks and Internal Civil Works	28-30 Leonard Street, Yamanto
	Decision Date - 30/01/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
6207/2018/OW	OW	Earthworks	19 Omar Street, West Ipswich
	Decision Date - 14/01/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
6611/2018/OW	OW	Road work, Stormwater, Drainage work and Earthworks - Village 11 "Highlands 11" Stages 5, 6, 8, 9 and 10	7003 Grande Avenue, Spring Mountain
	Decision Date - 23/01/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
6634/2018/OW	OW	Roadwork, Stormwater - The Crossing Stage 9	7001 Rea Road, Karalee
	Decision Date - 24/01/2019	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator Engineering
7858/2018/OW	OW	Road work, Stormwater and Earthworks	20 Keidges Road, Bellbird Park
	Decision Date - 15/01/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
7897/2018/OW	OW	Stormwater and Access Driveway	57 Harlin Road, Coalfalls
	Decision Date - 1/02/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
7974/2018/OW	OW	Road Work, Stormwater, Drainage Work and Earthworks	1 Cowie Street, Deebing Heights
	Decision Date - 16/01/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
8128/2018/OW	OW	Landscaping and Vehicle Crossovers	9 Noblevale Way, Swanbank
	Decision Date - 10/01/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
8681/2018/OW	OW	Rate 3 Streetlighting - Flinders Estate Stage 3	7001 Rangeview Drive, Flinders View
	Decision Date - 24/01/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
8759/2018/OW	OW	Rate 3 Streetlighting - Woodlinks Way Estate Stage 2	7001 Isabella Street, Collingwood Park
	Decision Date - 10/01/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
8790/2018/OW	OW	Rate 3 Streetlighting - Mullins Street Estate Stage 3	74 Mullins Street, Redbank Plains
	Decision Date - 16/01/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
8808/2018/OW	OW	Rate 3 Streetlighting	20 Keidges Road, Bellbird Park
	Decision Date - 14/01/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
8826/2018/OW	OW	Road Work, Stormwater Drainage Works and Earthworks - Collingwood Park Estate Stage 12	7001 Isabella Street, Collingwood Park
	Decision Date - 30/01/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
8904/2018/OW	OW	Road Work, Stormwater Drainage Works and Earthworks - Collingwood Park Estate Stage 11	7001 Isabella Street, Collingwood Park
	Decision Date - 31/01/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
8925/2018/OW	OW	Rate 3 Streetlighting - Kalina Estate Stages 1A, 1B, 1C and 2	7001 Panorama Drive, Springfield
	Decision Date - 22/01/2019	Decision - Approved	Authority - Team Co-ordinator Engineering

Application No	Type	Application Details	Primary Property Location
9003/2018/OW	OW	Rate 3 Streetlighting - ECCO Ripley Area 2 Stages 11 & 12	7002 Ripley Road, Ripley
		Decision Date - 30/01/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
9006/2018/OW	OW	Rate 3 Streetlighting (Energex Rate 2 Recovery) - Kalina Estate	7001 Panorama Drive, Springfield
		Decision Date - 22/01/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
9023/2018/OW	OW	Rate 3 Streetlighting - Kalina Stage 3	7001 Panorama Drive, Springfield
		Decision Date - 23/01/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
9026/2018/OW	OW	Rate 3 Streetlighting - Kalina Stage 4	7001 Panorama Drive, Springfield
		Decision Date - 22/01/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
9201/2018/OW	OW	Road work, Carpark and associated Earthworks, Stormwater and Landscaping	8 Cabanda Court, Rosewood
		Decision Date - 4/02/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
9505/2018/OW	OW	Earthworks	10-22 Jalrock Place, Carole Park
		Decision Date - 1/02/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
9514/2018/OW	OW	Landscaping	10-22 Jalrock Place, Carole Park
		Decision Date - 22/01/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
OD Other Development			
10053/2018/OD	OD	Carrying out building work not associated with a material change of use - Awnin Shade Structures Affected by Development Constraints Overlay (Mining and Flood)	15 Brisbane Road, Bundamba
		Decision Date - 31/01/2019 Decision - Approved	Authority - Senior Planner (Development)
10100/2018/OD	OD	Carrying out building work not associated with a material change of use - Dwelling and Auxiliary Unit	10 Elijah Crescent, Redbank
		Decision Date - 4/02/2019 Decision - Approved	Authority - Senior Planner (Development)
7185/2018/OD	OD	Advertising Device - Window Graphics	105 Hoepner Road, Bundamba
		Decision Date - 10/01/2019 Decision - Approved	Authority - Senior Planner (Development)
8233/2018/OD	OD	Carrying out building work not associated with a material change of use - Awnin and Ramp in a Character Zone	1A Eileen Street, Booval
		Decision Date - 22/01/2019 Decision - Approved	Authority - Senior Planner (Development)
83/2019/OD	OD	Carrying out building work not associated with a material change of use - Dwelling and Auxiliary Unit	4 Elijah Crescent, Redbank
		Decision Date - 14/01/2019 Decision - Approved	Authority - Senior Planner (Development)
9466/2018/OD	OD	Advertising Device	205-215 Ripley Road, Flinders View
		Decision Date - 30/01/2019 Decision - Approved	Authority - Senior Planner (Development)
9472/2018/OD	OD	Advertising Device - Two (2) Window Signs	6 Butter Factory Road, North Booval
		Decision Date - 17/01/2019 Decision - Approved	Authority - Senior Planner (Development)
96/2019/OD	OD	Advertising Device - Four (4) Above Awning Signs	39 Junction Road, Chuwar
		Decision Date - 21/01/2019 Decision - Approved	Authority - Senior Planner (Development)
9686/2018/OD	OD	Advertising Devices - Six (6) Under Awning Signs, One (1) Sky Sign, One (1) Pole Sign and One (1) Ground Sign	7010 Wellness Way, Springfield Central
		Decision Date - 24/01/2019 Decision - Approved	Authority - Senior Planner (Development)

Application No	Type	Application Details	Primary Property Location
PDA Priority Development Area			
6973/2015/PDA	PDA	Advertising Devices – 2 Double-sided Billboards	Lot 10 Unnamed Road, Deebing Heights
		Decision Date - 17/01/2019 Decision - Approved	Authority - Senior Planner (Development)
		Decision Date - 11/01/2019 Decision - Approved	Authority - Senior Planner (Development)
8395/2018/PDA	PDA	Operational Works – Hayfield Earthworks	352-396 Ripley Road, Ripley
		Decision Date - 14/01/2019 Decision - Approved	Authority - Acting Senior Development Engineer
RAL Reconfiguring a Lot			
10235/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	13 Hayes Street, Raceview
		Decision Date - 21/01/2019 Decision - Approved	Authority - Senior Planner (Development)
5794/2018/RAL	RAL	Reconfiguring Two (2) Lots into Twenty-three (23) Lots, Plus Drainage and New Road	67-69 Oak Street, Bellbird Park
		Decision Date - 14/01/2019 Decision - Approved	Authority - Acting Team Co-ordinator East
8308/2018/RAL	RAL	Reconfigure a Lot - One (1) into Seven (7) lots	3 Henderson Street, Redbank
		Decision Date - 22/01/2019 Decision - Approved	Authority - Team Co-ordinator Central
8797/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	118-146 Swanbank Coal Road, Swanbank
		Decision Date - 4/02/2019 Decision - Approved	Authority - Senior Planner (Development)
9234/2018/RAL	RAL	Reconfiguring a Lot - Three (3) Lots into Three (3) Lots	131 Schubels Road, Marburg
		Decision Date - 15/01/2019 Decision - Approved - Negotiated Decision Approved	Authority - Senior Planner (Development)
9599/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	108 Dances Road, Mount Marrow
		Decision Date - 15/01/2019 Decision - Approved	Authority - Senior Planner (Development)
NAME Road/Place/Park/Bridge Naming			
6271/2018/NAME/A	NAME	Road Naming	21-25 North High Street, Brassall
		Decision Date - 30/01/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
SSP Signing of Subdivision Plan			
1201/2014/SSP/A	SSP	Lot 1 on SP308694, Lot 11 on SP308695, Lot 259 on SP308696 and Lot 264 SP308697	154-244 Paynes Road, Ebenezer
		Decision Date - 14/01/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
2558/2014/SSP/I	SSP	Lots 149-153, 168-175, 187-194, 202-213, 800, 801 & 5007 on SP266999	7001 Collingwood Drive, Collingwood Park
		Woodlinks Stage 8	
		Decision Date - 21/01/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
5642/2018/SSP	SSP	Lots 1 and 2 on SP303553	10 Prosperity Way, Brassall
		Decision Date - 17/01/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
6162/2017/SSP/A	SSP	Lots 900, 903, 2637-2739, 9015, 9016, Easement A in Lot 903, Easement B in Lot 9015 on SP297531	7002 Grande Avenue, Spring Mountain
		Decision Date - 25/01/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
6162/2017/SSP/B	SSP	Plan of Easements V & Y on SP303721	7002 Grande Avenue, Spring Mountain
		Decision Date - 24/01/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office

Application No	Type	Application Details	Primary Property Location
8755/2018/SSP	SSP	Lots 1 & 2 on SP264206	84 Ishmael Road, Camira
		Decision Date - 23/01/2019	Decision - Approved
9576/2018/SSP	SSP	Lots 101-103, 301-306, 401-406, 501-506, 601-603, 701-706 on SP291451	7010 Wellness Way, Springfield Central
		Decision Date - 31/01/2019	Decision - Approved
SSPRV Signing of Subdivision Plan (Ripley)			
7565/2017/SSPRV/B	SSPRV	Lots 96-110, 137-165, 901 on SP300893	7001 Rhea De Wit Drive, Ripley
		Decision Date - 5/02/2019	Decision - Approved
SPSR Superseded Planning Scheme Request			
10020/2018/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit	5 Endeavour Street, Brassall
		Decision Date - 11/01/2019	Decision - Approved
10078/2018/SPSR	SPSR	Superseded Planning Scheme Request - Dwelling and Auxiliary Unit	12 Mcgreevy Place, Bellbird Park
		Decision Date - 17/01/2019	Decision - Approved
10079/2018/SPSR	SPSR	Superseded Planning Scheme Request - Dwelling and Auxiliary Unit	14 Mcgreevy Place, Bellbird Park
		Decision Date - 17/01/2019	Decision - Approved
10085/2018/SPSR	SPSR	Superseded Planning Scheme Request - Dwelling and Auxiliary Unit	30 Mcgreevy Place, Bellbird Park
		Decision Date - 17/01/2019	Decision - Approved
10104/2018/SPSR	SPSR	Superseded Planning Scheme Request - Dwelling and Auxiliary Unit	11 Uldis Place, Bellbird Park
		Decision Date - 23/01/2019	Decision - Approved
268/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit	9 Roy Street, Bellbird Park
		Decision Date - 31/01/2019	Decision - Approved
271/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit	39 Paterson Road, Walloon
		Decision Date - 21/01/2019	Decision - Approved
342/2019/SPSR	SPSR	Superseded Planning Scheme Request - Dwelling and Auxiliary Unit	12 Langley Close, Redbank Plains
		Decision Date - 24/01/2019	Decision - Approved
346/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit	11 Langley Close, Redbank Plains
		Decision Date - 24/01/2019	Decision - Approved
434/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit	6 Diddams Close, Redbank Plains
		Decision Date - 29/01/2019	Decision - Approved
9512/2018/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit	12 Raniga Drive, Bellbird Park
		Decision Date - 17/01/2019	Decision - Approved

Growth and Infrastructure Committee
Mtg Date: 19.02.19
Authorisation: Charlie Dill

The Chairperson has determined this matter is of real urgency and approval has been given to refer this report to the Growth and Infrastructure Meeting as a late item.

CM: RM
A5326916

5 February 2019

MEMORANDUM

TO: ACTING CHIEF OPERATING OFFICER (INFRASTRUCTURE SERVICES)
FROM: COMMERCIAL FINANCE MANAGER
RE: INFRASTRUCTURE DELIVERY PROGRESS AS AT 5 FEBRUARY 2019

INTRODUCTION:

This is a report by the Commercial Finance Manager dated 5 February 2019 concerning the Infrastructure Services monthly activity report for January 2019.

RELATED PARTIES:

There are no related party matters associated with this report.

ADVANCE IPSWICH THEME LINKAGE:

Managing growth and delivering key infrastructure.

PURPOSE OF REPORT/BACKGROUND:

Council's Department of Infrastructure Services is the lead service provider in the Ipswich community for the planning and delivery of the city's transport and municipal capital infrastructure. This includes Strategic Transport and Investment Planning, Program Development, Traffic Engineering and Road Safety Advice, Program Management, Design and Survey, Procurement, Project Management and Construction.

The Infrastructure Services Monthly Activity Report (Attachment A) is attached for the month of January 2019.

RESOURCE IMPLICATIONS:

There are no resourcing or budget implications.

RISK MANAGEMENT IMPLICATIONS:

There are no risk management implications associated with this report.

LEGAL/POLICY BASIS:

Not applicable.

COMMUNITY AND OTHER CONSULTATION:

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

CONCLUSION:

The Infrastructure Services Monthly Activity Report provides a status of Infrastructure Services key activities for the 2018-2019 Infrastructure Services Capital Works Portfolio and Operational Projects.

ATTACHMENT:

Name of Attachment	Attachment
Infrastructure Services Monthly Activity Report – January 2019	Attachment A

RECOMMENDATION:

That the report be received and the contents noted.

Cathy Murray

COMMERCIAL FINANCE MANAGER

I concur with the recommendation/s contained in this report.

Charlie Dill

CHIEF OPERATING OFFICER (INFRASTRUCTURE SERVICES)

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

ATTACHMENT A

Infrastructure Services

Monthly Activity Report
January 2019
Presented by Charlie Dill



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Glossary of Terms

Term / Acronym	Description
CO	Financial carry-over from previous financial year
EOFY	End of Financial Year
FFC	Forecast Final Cost
FY	Financial Year
FYTD	Financial Year to Date
IS	Infrastructure Services Department

Introduction

Council's Department of Infrastructure Services (IS) is the lead service provider in the Ipswich community for the planning and delivery of the city's transport and municipal capital infrastructure. This includes Strategic Transport and Investment Planning, Program Development, Traffic Engineering and Road Safety Advice, Program Management, Design and Survey, Procurement, Project Management and Construction.

The IS Department's activities are delivered through its four (4) Branches:

- Infrastructure Planning, comprising of:
 - Transport Planning
 - Infrastructure Planning
 - Management of Customer Service Requests related to transport, traffic and local drainage
 - Manage and operate the traffic signal network and intelligent transport systems
- Program Management and Technical Services, comprising of:
 - Program Management and Coordination Section (Pre-Tender Management)
 - Technical Services Section (Design, Survey, Geotech)
- Construction, comprising of:
 - Transport Delivery
 - Municipal Works Delivery (Open Space, Drainage, Facilities, Divisional works)
- Business Support, comprising of:
 - Contracts and Procurement
 - Performance and Controls
 - Estimation
 - Scheduling

This monthly activity report, dated 5 February 2019, provides a status of Infrastructure Services key activities for the 2018-2019 Infrastructure Services Capital Works Portfolio.

“Trusted Advisor to Council for Infrastructure Planning, Design and Delivery”

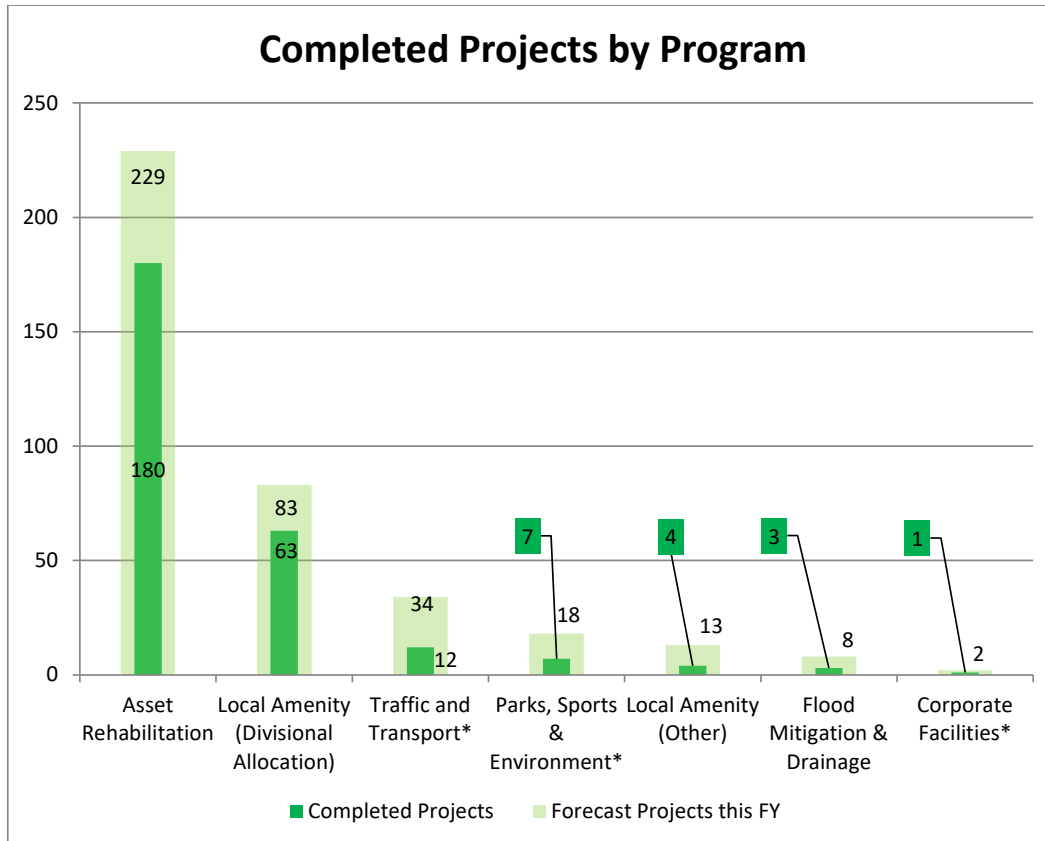
Capital Portfolio

Progress Summary

The 2018-2019 IS Capital Portfolio performed well against the Master Schedule for the period.

IS has completed 270 of 387 construction projects in 2018-2019.

165 of 178 projects carried over from the 2017-2018 financial year have been completed this financial year.



* Includes projects funded over multi-financial years, of which there are eight (8).

The Council Approved Budget (Budget Amendment BA1) for IS Deliverable component of the 2018-2019 Capital Portfolio is \$82.3 million.

Planning

The recommended actions outlined in iGO, continue to be progressed; including strategy and policy development, investment and corridor planning, grant applications, project scoping, feasibility and provision of transport and traffic advice.

Norman Street Bridge Preliminary Business Case – (iGO Action R9). The Preliminary Business Case to “Address Congestion, Cross River Connectivity and Network Resilience in the Ipswich City Centre” is in progress with review of the draft report by Council officers currently underway. This review is expected to be completed early February 2019.

10 Year Transport Infrastructure Investment Plan (10 Year TIIP) – (iGO Action D8). The 10 Year TIIP provides intelligence for logical and effective program management and the delivery of major transport projects including effective planning, design, procurement, pre-construction and construction processes. The annual revision of the plan is currently on hold with focus redirected to finalising the three (3) Year Plan in the short term.

iGO Public Transport Advocacy and Action Plan – (iGO Action PT7). This project will identify short, medium and long term improvements to the public transport system and advocacy strategies. The draft report has been reviewed by Council officers and is in the process of being finalised by the consultant.

iGO Parking Pricing Strategy – (iGO Action P6). The project will identify short, medium and long term pricing actions, technologies, zones, pricing models etc. to effectively manage short and long stay parking arrangements in the Ipswich City Centre and the Springfield Town Centre. The first working paper has been received and a workshop with internal stakeholders will be held on 12 February 2019.

iGO Road Safety Action Plan – (iGO Action R10). The project will identify short, medium and long term road safety actions for the Ipswich road network with the aim to eliminate the number of serious crashes across the city which result in death and serious injury. Procurement activities are currently underway with a consultant expected to be appointed March 2019.

iGO Intelligent Transport Systems Action Plan – (iGO Action R5). The project involves the development of a strategic plan for road based technologies. The final report was completed in December 2018. The final report will be submitted to the Growth and Infrastructure Committee in February 2019 for endorsement.

Deebing Creek Bikeway Corridor Plan – (iGO Action AT9 and iGO ATAP Action 1.4). A corridor planning study for a new bikeway along Deebing Creek between Carr Street (Ipswich) and the Cunningham Highway (Yamanto/ Flinders View). The report is in the process of being finalised by the consultant and is expected at the end of February 2019.

Redbank Plains Road Stage 4 Corridor Plan – (iGO Action R1). A corridor planning study for the upgrade of Redbank Plains Road between the Cunningham Highway and Collingwood Drive. Project

inception is completed with identification of constraints, opportunities and design standards currently underway.

Annual Strategic Traffic Count Program – (iGO Action D14). The program involves the placement of traffic (tube) counters at 105 sites across the city for a period of at least seven days. The data assists Council with its transport planning, traffic operations, road maintenance, investment programming and development assessment activities. A summary of the program results will be submitted to the Growth and Infrastructure Committee in February 2019.

Community

The focus of consultation efforts related to the following projects within the Capital Portfolio of Works delivery program:

- Hunter Street, Brassall
- Redbank Plains Road Stage 3, Redbank Plains
- Brisbane Street, West Ipswich
- Western Ipswich Bikeway Link, West Ipswich
- Old Toowoomba Road, One Mile
- Blackstone/South Station Road, Silkstone
- Goondoola Street, Augustine Heights
- Resurfacing Program, various suburbs
- Trevor Street, Bellbird Park

Opening/Media Events

There were no opening/media events during this reporting period.

Media Releases/Articles Published

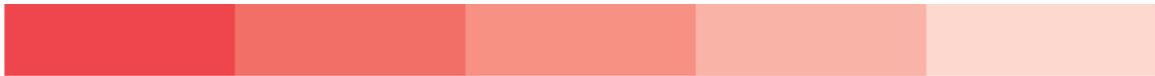
Articles published during January related to the following projects within the Capital Portfolio of Works delivery program:

Project	Date	Issue
Hunter Street	08 January	Project update (Ipswich First)
Cole Street	18 January	Project completion (Ipswich First)
Rosewood Library	23 January	Media release on design and construction timing
Trevor Street	24 January	Media release and publication in Queensland Times. Notification of works.
Western Ipswich Bikeway	29 January	Traffic update (Ipswich First)
Musgrave Street FP	29 January	The Wire article
'Traffic Hacks'	Various	Several Facebook posts regarding traffic changes due to Infrastructure Services works posted by Media Branch based on InfoPage information.

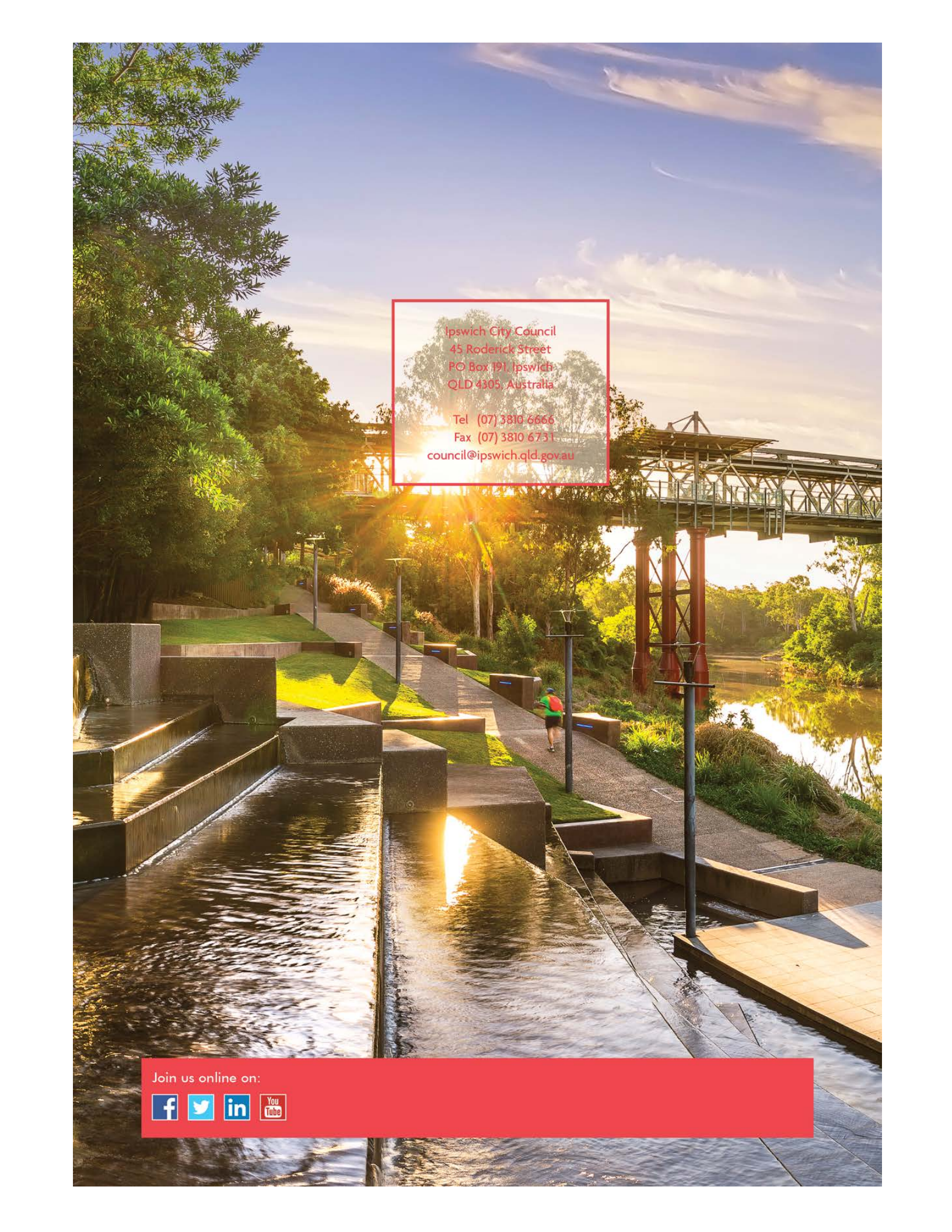
Schedule

Key Capital Project Updates

- **Rosewood Library** – The final drawings, specifications and schedules were received at the end of January 2019. Procurement activities for construction of the Library has commenced, with a target of endorsement of preferred contractor for the April 2019 committee meeting.
- **2017 - 2018 Road Resurfacing Program** – Construction works are complete in Divisions 10 (Package 1), 9, 7, 6, 5, 4, 3 and 1. Asphalt overlay for Keppel Street (Division 8) is scheduled for completion in March 2019. Division 10 (Package 2) is on schedule to be completed in February 2019. Within Division 1, three additional streets for delivery will be scoped and priced in February, ready for construction in March 2019. One street in Division 2 remains and will be completed mid-February 2019. Within Divisions 2-7, approximately 30 streets will require treatment works. The works will involve water blasting or dry-matting due to pre-existing conditions prior to resurfacing the roads. It has been identified that the streets which require treatment have excess bitumen that was not removed prior to resurfacing, in addition, bitumen spray rates were not decreased in these sections which resulted in this bleeding issue. The procurement process for these works is currently in progress with works expected to be finished early March 2019.
- **Kerb and Channel (K&C) Program** – Detailed designs are complete for all sixteen projects to be delivered in 2018-2019. Four (4) projects are complete, three (3) have commenced construction and a further seven (7) at construction planning stages and scheduled to commence in February and March 2019. Concept and detailed design works for 2019-2020 projects are well underway with the aim of having a number of detailed designs completed and handed over to construction at the commencement of the new financial year.
- **Redbank Plains Stage 3** – Detailed design is progressing toward the second of four design milestones which is now expected to be submitted in May 2019. The delay is largely due to impact assessment and detailed design timeframes of third party service authorities. Some design issues have been encountered with resolutions identification underway. The current project cost estimate indicates the total project cost will be in the order of \$38 million. Refinements to the project estimate will be made alongside detailed design progress.
- **Old Toowoomba Road, Leichhardt** – Signs have been installed on site in regards to joint funding by the State Government. The contractor has lodged Traffic Management and Project Management Plans for Pre-assessment to permit for Possession of Site in the coming weeks, however delays have been experienced with the Traffic Management Pre-assessment and are awaiting formal response. The project is now expected to complete in October 2019.
- **Brisbane Street, West Ipswich** – Delays have been experienced, with Telstra unable to complete required works. To minimise unavoidable delay costs, expediting access to Telstra while delaying the contractor from starting on site, thereby restricting extensive plant and labour costs, is being considered. The project is now likely to be completed at the end of June 2019.



- **Blackstone/South Station Roads – Intersection upgrade** – On site works have progressed well however there have been delays with the discovery of existing unknown services, some of which are estimated at up to 50 years old and considered latent conditions. Contract conditions specify day to night shift and work is currently underway to amend restrictive Roads Permit conditions to facilitate this. Water and sewer works required detailed shut down plans as provided by QUU. These works are scheduled for mainly night work to minimise impact on residents and businesses. The project is now planned to be completed late May 2019.
- **Marsden Parade realignment** – The procurement plan for demolition and rehabilitation of the service station has been delayed with project risks to be further analysed. Significant risks have been identified with regards to costs and time, as such the construction strategy will be reviewed.
- **Limestone Park Detention Basin** – Project has met practical completion.
- **Western Ipswich Bikeway Link** – Works outside the school was completed in January 2019. Roadwork's and street Lighting works are ongoing, with the remainder of the works to be completed by late May 2019.



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