

4 June 2012

Monday

June 2012

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July 2012

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	MONDAY
	4 Heart Foundation Week - Red Ties Kellys first day
7 AM	
8	Information Update - Description has changed: 12/13 budget meeting (TMR); Small Conference Room, Level 15, Executive Building Daily Premier meeting; Premier's office
9	Office Time Information Update - Description has changed: ICD for the review of transport related GOCs and TransLink Office of the Director-General, Level 13 Capital Hill Building, 85 George Street Brisbane Michael Caltabiano (Transport and Main Roads)
10	Office Time
11	Mtg with Carl Wolff - Ipswich City Council Small Conference Room, Level 15, 100 George Street; Jon Grayson
12 PM	Lunch Updated: IMPORTANT - Teleconference with Jon Grayson re Cape York Welfare Reform Trail Extension Brisbane Consultation;
1	Signing with Sue DG's office, level 15, 100 George Street; Jon Grayson
2	Cabinet Bag meeting prior to briefing with Premier Venue: DG's Large Conference Room, Level 15, Executive Building Craig Evans
3	
4	Invitation: 12/13 budget meeting (Queensland Health) (4 Jun 03:45 PM ZE10 in Small Conference Room, Department of Premier Small Conference Room, Department of Premier & Cabinet, Level 15, Executive Building, 100 George Street; Helen Gluer (Treasury)
5	Discussion - Police Discipline Small Conference Room, Level 15, 100 George Street; Jon Grayson
6	DDGs with DG: Preparation for daily Premier meeting; DG's office, level 15, 100 George Street; Jon Grayson
	6:15am - 7:00am Run with the Premier(Meet out front of executive building 6.15am sharp)

30 March 2012

Friday

March 2012

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April 2012

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	FRIDAY
	30
	← From 22 Mar Pat Vidgen (DDG Governance) LSL (22 Mar - 21 May) To 21 May →
7 AM	
8	Meeting with Premier & Union Representatives; DG Small Conference Room
9	Meeting with Shelley Francis and Tim Herbert to discuss Parliamentary Procedures; DG's small conference room, level 15, 100 Geo
10	Catch Up - Jon, Nick, Eddie Brother Espresso 127 Margaret Street Brisbane tony bellas
11	Executive Management Team meeting DG's large conference room, level 15, 100 George Street Jon Grayson
12 PM	Discussion: Jon/Theresa; DG's office, level 15, 100 George Street; Jon Grayson
	Jeff Loof: CG paperwork; DG's office, level 15, 100 George Street; Jon Grayson
1	Lunch
	Office time
2	
3	
4	Daily Premier meeting; Premier's office
	Ross Musgrave
5	
6	

Kelly Healey

Subject: Mtg with Carl Wolff - Ipswich City Council
Location: Small Conference Room, Level 15, 100 George Street

Start: Mon 4/06/2012 11:00 AM
End: Mon 4/06/2012 11:45 AM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Jon Grayson
Required Attendees: Adrian Jeffreys; MeetRm 100G L15 [Sm] (10)

Categories: External Meeting, Briefing Papers

Attendees:

Jon Grayson, DG, DPC
Adrian Jeffreys, ED, DPC

Carl Wolff, Ipswich City Council

Discussion on Ripley.

TF/12/13077

Released under RTI - DPC

DIRECTOR-GENERAL'S BRIEFING NOTE
Policy

Tracking Folder No. TF/12/13077
Document No. DOC/12/104221

To: Director-General DPC
Date: 31 May 2012
Subject: Meeting with Carl Wulff, CEO, Ipswich City Council

Approved / Not Approved / Noted

Addressee

Date ~~.....~~
4/6/12

• **RECOMMENDATION**

It is recommended that you note the following information for your meeting with Mr Carl Wulff, CEO of Ipswich City Council (ICC) on 4 June 2012 about the Ripley Valley Urban Development Area (UDA).

• **KEY ISSUES**

- Ripley Valley is a "greenfields" satellite development covering 4 680 hectares in the ICC local government area. It is located approximately 5 kilometres south-west of the Ipswich CBD and south of the Cunningham Highway.
- Sekisui House is a key landholder in the area with 190 ha in Ripley town centre.
- A Ripley Valley Structure Plan was prepared by ICC and approved in 2009. It was then declared a Master Planned Area under the Sustainable Planning Act 2009.
- The Ripley Valley UDA was declared in October 2010 under the ULDA Act as an outcome of the Queensland Growth Management Summit in March 2010. The Ripley Valley UDA Development Scheme closely reflects the provisions of the Structure Plan prepared by ICC.
- Declaration of Ripley Valley as a UDA was opposed by the ICC as they lost planning powers for the area. However, there was strong support from developers as, under the ULDA, there was a possibility of resolving complex infrastructure provision issues.
- Ripley Valley UDA has an ultimate capacity of approximately 50 000 dwellings, housing approximately 120 000 people over a 30-40 year timeframe.

Infrastructure provision in Ripley Valley UDA

- Significant catalyst infrastructure (including water, sewerage and roads) is required prior to undertaking development at Ripley Valley, which has resulted in past delays due to the significant upfront cost involved.
- Land ownership within the UDA is relatively fragmented, which limits the ability for large-scale infrastructure to be delivered through Infrastructure Agreements with major developers.
- The ULDA has an approved debt facility of \$45 million to fund catalyst infrastructure for the Ripley Valley UDA. The loan facility will be fully re-paid through the collection of infrastructure charges in line with an approved Infrastructure funding framework as development progresses.

Handing back planning power to local government

- In accordance with the election commitment to win back the ULDA and identify appropriate powers and efficiencies with a view to mainstreaming them to local government, it is proposed that development assessment and relevant administration powers under the *Urban Land Development Authority Act 2007* will be delegated from the Urban Land Development Authority (ULDA) to local governments who wish to take on that responsibility.

Action Officer: Anna Fertjowski
Area: ERP
Telephone: 3224 2405

Approvals by Director / ED / DDG
documented in notes in TRIM

- The ULDA can delegate most of its powers in a UDA, with the exception of the functions of making by-laws or making or amending Development Schemes.
- The Director-General of Department of State Development, Infrastructure and Planning (DSDIP) will retain reserve development assessment powers to allow the State to "step-in" in the event that councils fail to properly exercise the powers delegated to them.
- Whilst delegation provides the fastest path to transfer powers in the short term, a more permanent transfer mechanism, such as legislative amendment, will need to be considered.
- Any delegation requires formal acceptance by the relevant council.
- Subject to agreement by councils, it is anticipated that individual delegation instruments will be prepared for the four South East Queensland local governments (including ICC) as the first priority.
- To provide certainty to the property and construction industries, the delegations only apply to applications lodged after delegation instruments come into effect.
- It is proposed that delegations will be accompanied by a Memorandum of Understanding setting out performance benchmarks to re-assure industry that the same level of service will be provided by local governments and to ensure that high standard development assessment outcomes are achieved.
- The ULDA will work with Councils to prepare individual delegation instruments for each Council, and to reach agreement about the collection and dispersal of infrastructure charges, as well as agreement on the ULDA's ongoing role in delivering catalyst infrastructure where relevant.

• **CONSULTATION**

- DSDIP has consulted with ICC about the proposed approach to delegating of development assessment powers for Ripley Valley UDA and ICC has responded positively.
- A briefing session about the proposed delegation of powers was held for key stakeholders and major landholders in the South East Queensland UDAs on 31 May 2012.

Comments

Craig Evans
Deputy Director-General

Action Officer: Anna Fertjowski
Area: ERP
Telephone: 3224 2405

Approvals by Director / ED / DDG
documented in notes in TRIM

R. Plev

Asks writer -
Translates to notes

Details

Logistics - how
fund pads

Amherst - aerospace precinct.
- Been off since 2011.

Urgent solutions needed.

\$150 million - taxing, include bridge.

Spring of Pahl

→ \$5 million / fractals
\$5 million, still contributions
↳ requested.

County Highway

\$160 million

Spring fuel infrastructure.

decentralization