



City of  
**Ipswich**

## **AGENDA**

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### **INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE**

Tuesday, 17 February 2026  
9:00 AM

Council Chambers, Level 8  
1 Nicholas Street, Ipswich

**MEMBERS OF THE INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE**

Councillor Andrew Antoniolli (**Chairperson**)  
Councillor Paul Tully (**Deputy Chairperson**)

Mayor Teresa Harding  
Deputy Mayor Nicole Jonic  
Councillor Pye Augustine  
Councillor Marnie Doyle  
Councillor David Martin  
Councillor Jim Madden

## INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE AGENDA

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\*\* Item includes confidential papers

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**INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2026(01)**

**17 FEBRUARY 2026**

AGENDA

**ATTENDANCE AND APOLOGIES**

**WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY**

**DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA**

**BUSINESS OUTSTANDING**

**CONFIRMATION OF MINUTES**

1. **CONFIRMATION OF MINUTES OF THE INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2025(11) OF 2 DECEMBER 2025**

**RECOMMENDATION**

That the minutes of the Infrastructure, Planning and Assets Committee held on 2 December 2025 be confirmed.

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**OFFICERS' REPORTS**

2. **ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY REPORT DECEMBER 2025**

This is a report concerning the performance of the capital delivery by the Asset and Infrastructure Services Department for the month of December 2025.

**RECOMMENDATION**

That the report on capital delivery by the Asset and Infrastructure Services Department for the month of December 2025 be received and the contents noted.

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3. DEVELOPMENT APPLICATION - 4335/2011/MAMC/E - CHANGE (MINOR) APPLICATION - EXTENSION TO OPERATIONAL PERIOD - WOOD MULCHING INDUSTRIES (WMI) SPECIAL INDUSTRY (WOOD MULCHING AND COMPOSTING FACILITY WITH ASSOCIATED SITE OFFICE, CARPARKING, LANDSCAPING, STORAGE AND MAINTENANCE AREAS)

This is a report concerning a request for a change (minor) application to amend the conditions of Development Approval 4335/2011/MAMC/D, specifically Condition 40 ('Time Limit on Approval'). The proposed amendment seeks to extend the operational period of the existing development permit by an additional three (3) years.

The original application, 4335/2011/MCU, was determined by a Delegated Officer on 17 August 2015, with the most recent amendment application, 4335/2011/MAMC/D, determined on 30 November 2020. Given the nature of this application as a 'waste activity', a formal recommendation is being presented to Full Council for determination.

RECOMMENDATION

That Council agree to amend the conditions of Development Approval 4335/2011/MAMC/D for Special Industry (Wood Mulching and Composting Facility with associated site office, carparking, landscaping, storage and maintenance areas).

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4. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 14 November 2025 to 30 January 2026.

RECOMMENDATION

That the Exercise of Delegation report for the period 14 November 2025 to 30 January 2026 be received and the contents noted.

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5. 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 Planning and Environment Court Action status report be received and the contents noted.

**NOTICES OF MOTION**

**MATTERS ARISING**

**QUESTIONS / GENERAL BUSINESS**

**INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2025(11)**

**2 DECEMBER 2025**

MINUTES

Councillor Andrew Antonioli (Chairperson), opened the meeting via audio-link and invited Councillor Paul Tully (Deputy Chairperson) to chair the meeting.

**COUNCILLORS' ATTENDANCE:**

Councillor Andrew Antonioli (Chairperson)(via audio-link); Councillors Paul Tully (Deputy Chairperson), Deputy Mayor Nicole Jonic, Pye Augustine, Marnie Doyle, David Martin and Jim Madden

**COUNCILLOR'S APOLOGIES:**

Mayor Teresa Harding

**OFFICERS' ATTENDANCE:**

Chief Executive Officer (Sonia Cooper), General Manager Corporate Services (Matt Smith), General Manager Asset and Infrastructure Services (Seren McKenzie), General Manager Planning and Regulatory Services (Brett Davey), Precinct Director (James Hepburn), Manager Media, Communications and Engagement (Mark Strong) and Venue Technician (Thomas Haag)

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**LEAVE OF ABSENCE**

**RECOMMENDATION**

Moved by Councillor Marnie Doyle:  
Seconded by Councillor Pye Augustine:

**That a leave of absence be granted for Mayor Teresa Harding for the Infrastructure, Planning and Assets Committee Meeting.**

**AFFIRMATIVE**

Councillors:  
Antonioli  
Tully  
Jonic  
Augustine  
Doyle

**NEGATIVE**

Councillors:  
Nil

The motion was put and carried.

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**WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY**

Councillor Paul Tully delivered the Acknowledgement of Country

Councillors David Martin and Jim Madden arrived at the meeting at 9.02am.

**DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA**

Nil

**BUSINESS OUTSTANDING**

Nil

**CONFIRMATION OF MINUTES**

1. **CONFIRMATION OF MINUTES OF THE INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2025(10) OF 18 NOVEMBER 2025**

**RECOMMENDATION**

Moved by Councillor Jim Madden:

Seconded by Councillor Marnie Doyle:

**That the minutes of the Infrastructure, Planning and Assets Committee held on 18 November 2025 be confirmed.**

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Jonic

Augustine

Doyle

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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**OFFICERS' REPORTS**

2. **ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY REPORT OCTOBER 2025**

This is a report concerning the performance of the capital delivery by the Asset and Infrastructure Services Department for the month of October 2025.

RECOMMENDATION

Moved by Councillor Marnie Doyle:  
Seconded by Councillor Pye Augustine:

**That the report on capital delivery by the Asset and Infrastructure Services Department for the month of October 2025 be received and the contents noted.**

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Antoniolli	Nil
Tully	
Jonic	
Augustine	
Doyle	
Martin	
Madden	

The motion was put and carried.

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3. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 31 October to 13 November 2025.

RECOMMENDATION

Moved by Councillor David Martin:  
Seconded by Councillor Jim Madden:

**That the Exercise of Delegation report for the period 31 October to 13 November 2025 be received and the contents noted.**

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Antoniolli	Nil
Tully	
Jonic	
Augustine	
Doyle	
Martin	
Madden	

The motion was put and carried.

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4. 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

Moved by Councillor Marnie Doyle:  
Seconded by Councillor Pye Augustine:

**That the Planning and Environment Court Action status report be received and the contents noted.**

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Jonic

Augustine

Doyle

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

QUESTIONS / GENERAL BUSINESS

Councillor Paul Tully, on behalf of the Infrastructure, Planning and Assets Committee, extended best wishes to fellow Councillors and staff for a Merry Christmas and a safe and prosperous New year.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 9.00 am.

The meeting closed at 9.07 am.

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Doc ID No: A12497444

ITEM: 2

SUBJECT: ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY  
REPORT DECEMBER 2025

AUTHOR: PRINCIPAL OFFICER (PROGRAM MANAGEMENT)

DATE: 27 JANUARY 2026

### **EXECUTIVE SUMMARY**

This is a report concerning the performance of the capital delivery by the Asset and Infrastructure Services Department for the month of December 2025.

### **RECOMMENDATION/S**

**That the report on capital delivery by the Asset and Infrastructure Services Department for the month of December 2025 be received and the contents noted.**

### **RELATED PARTIES**

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

### **IFUTURE THEME**

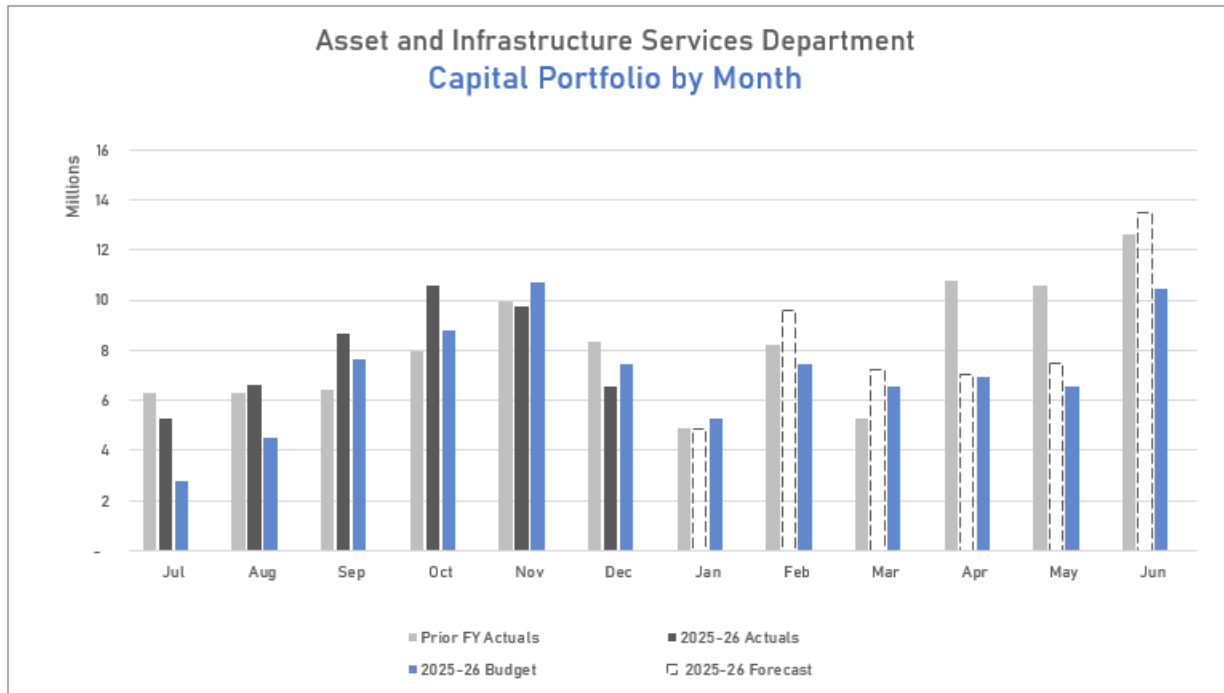
Vibrant and Growing

### **PURPOSE OF REPORT/BACKGROUND**

The Asset and Infrastructure Services Department's Capital Works Program achieved a monthly expenditure of \$6.54 million for the month of December, against a baseline budget of \$7.46 million, resulting in a negative variance of \$0.92 million.

The year-to-date expenditure sits at \$47.42 million against an adopted budget for the financial year of \$85.09 million, leaving a remaining budget of \$37.67 million.

The table below shows the baseline for the published budget and expenditure to date for the 2025-2026 FY.



AIS Deliverable (December 2025)	MTD				
	Actuals	Budget	Variance (Budget - Actuals)	Forecast	Variance (Forecast - Actuals)
Capital Program	\$	\$	\$	\$	\$
Asset Rehabilitation	3,663,082	5,033,889	1,370,807	3,644,684	(18,398)
Local Amenity	32,232	358,708	326,476	302,500	270,268
Flood Mitigation and Drainage	(217)	15,000	15,217	-	217
Parks and Recreation	81,750	20,000	(61,750)	159,000	77,250
Parks Sport and Environment	434	-	(434)	-	(434)
Transport And Traffic	2,215,042	1,666,659	(548,383)	1,926,670	(288,373)
Project Overheads	200,267	-	(200,267)	-	(200,267)
<b>Infrastructure Program</b>	<b>6,192,591</b>	<b>7,094,256</b>	<b>901,665</b>	<b>6,032,854</b>	<b>(159,738)</b>
Fleet	290,806	257,650	(33,156)	421,000	130,194
Other	61,292	112,000	50,708	33,000	(28,292)
<b>Capital Works Program</b>	<b>6,544,689</b>	<b>7,463,906</b>	<b>919,217</b>	<b>6,486,854</b>	<b>(57,835)</b>

**Asset Rehabilitation** overall, achieved an actual spend of \$3.66 million for the month of December.

Progress on the Purga School Road bridge replacement continued throughout December, with works shutting down on the 19<sup>th</sup> of December. With all bridge deck units having been placed, and transverse stressing completed prior to shut down. Detour signage remains in place to support required traffic management measures for the duration of the works. Project expenditure for December totalled \$867,000, compared to a baseline budget of \$1.33 million, primarily due to adjustments in the phasing of works. The current project schedule forecasts construction activities continuing through to March 2026.

During December, sealed road rehabilitation works on Adelong Avenue, Thagoona progressed to practical completion in the latter part of the month. While the primary scope has been delivered, a small number of minor works and rectification items remain outstanding. These are scheduled for completion in January to ensure full compliance. Project expenditure for the month totalled \$373,000, compared to a baseline budget of \$0, primarily due to the phasing of works.

The necessary upgrades to the Riverview Depot wash bays have been completed, fully commissioned, and are now operational. These improvements enhance site efficiency and ensure ongoing compliance with operational and environmental requirements. During December, redundant services were safely disconnected to remove potential hazards and support future works, and new hose reels were installed to improve water access for operational activities. Surplus spoil has been stockpiled and is currently awaiting contamination testing to inform appropriate disposal or reuse pathways. Expenditure for December totalled \$111,000 against a baseline budget of \$0.

Works for the Organic Softfall Replacement Program commenced in early December, ahead of the school holiday period, taking advantage of the contractor's availability to begin earlier than scheduled. This enabled initial works to progress prior to the planned shutdown and a higher than expected spend in December. The contractor is expected to remobilise and recommence works in late January, following the end of the school holiday period. The project remains on track for completion in early March. Expenditure for the month of December was \$159,000 against a baseline budget of \$0.

Prospect Street Footpath Rehabilitation project progressed during December, with the internal construction team establishing on site and works currently scheduled for completion in late January. All required contractors have been engaged and are programmed to commence in mid-January. December expenditure totalled \$11,000 against a budget of \$165,000, resulting in a \$154,000 underspend for the month, primarily due to external factors and site closures leading into the Christmas period, which reduced planned activity and associated costs.

Progress continued on the staged drainage mitigation strategy at Champions Way, Willowbank throughout December. Stage One construction advanced with several key activities completed, including compaction of the earth bund, placement of gravel pavement layers to finished road height, and completion of the concrete inlet drain. Rock protection has been placed at the inlet, and the site was tidied in preparation for the holiday break. Expenditure for December totalled \$236,000.

During December, footpath replacement works and landscaping associated with Hazelwood Park, Flinders View were completed, with concrete works finalised and garden beds prepared and planted. The project reached full completion during the month, delivering all planned outcomes. Project expenditure for December totalled \$157,000 against a nil baseline budget.

Pavement reconstruction works on Enterprise Street at Wulkuraka have been finalised in December and were complete ahead of schedule and under overall budget resulting in December expenditure of \$10,000 against a baseline budget of \$162,000.

Lighting upgrade works at Evan Marginson Park continued to progress throughout December. The new lighting infrastructure has now been installed, audit completed, and the project has reached Practical Completion. December expenditure totalled \$22,000 against a baseline budget of \$200,000. This variance is attributed to the timing of delivery relative to the approved program, with works completed ahead of schedule.

Efficiencies were achieved in the delivery of the Blue Gum Reserve lighting project, with existing poles able to be recertified for reuse. This resulted in both cost savings and an expedited delivery timeline. As a result, actual expenditure for December was significantly lower than expected at \$2,000, compared with a baseline budget of \$400,000.

Similarly, lighting rehabilitation works at the George and Eileen Hastings Sports Complex have been deferred until the fourth quarter of this financial year to align with the sporting off-season. This scheduling decision avoids disruptions and resulted in actual expenditure of \$0 for December, compared with a baseline budget of \$450,000.

The Road Resurfacing Program recorded monthly expenditure of \$630,000, compared with a baseline budget of \$1.76 million. Works in Areas 1, 2, 5, 6, 7, 8, and 9 have been completed, with line marking for Area 5 scheduled for completion in February. Area 4 works are planned to commence in late January following delays associated with a contractor change and re-tendering process and are expected to be finalised in Quarter 3 of this financial year. Area 6 works were accelerated by the contractor and completed in December, resulting in higher than anticipated actual expenditure, and are now progressing through the closure process.

**Local Amenity** had an actual expenditure of \$32,000 for the month.

**Transport and Traffic** had an actual expenditure of \$2.21 million for the month of December.

Springfield Parkway continues to progress well leading into the Christmas shutdown, with night works and closures completed with minimal community impact. Key activities including stormwater drainage, watermain installation, and Stage 2 Early Works earthworks have advanced, though existing service clashes and watermain tie-in design solutions remain ongoing challenges. Energex relocations and communication cutovers are now complete, and the project team is reviewing scope and budget while preparing tender documentation for the Stage 2 Civil Works contract. Stakeholder engagement remains effective, reflected in the low number of complaints received.

Relocation of the Telstra cables for the Ripley Road and Reif Street intersection upgrade project was undertaken throughout November and December. With the cable installation completed and the notification period underway, the cutover is scheduled to occur by 12 February. NBN works will follow immediately after the cutover. Optus has not yet committed to a completion date; however, efforts are ongoing to secure their works as soon as possible. A contractor has been appointed and is ready to commence civil works once all telecommunications activities have been finalised. Project expenditure for December was \$52,000 against a budget allocation of \$343,000, with the underspend reflecting delays while telecommunications works are being completed.

**Parks and Recreation** overall achieved an actual spend of \$82,000.

**Parks Sports and Environment** overall achieved a spend of \$434.

**Flood Mitigation and Drainage** saw no significant spend in December.

**Fleet** spend for December was \$291,000.

The Vehicle Replacement and Vehicle Growth Programs saw expenditure of \$129,000 in December with the delivery of two light vehicles.

Year-to-date Light Vehicle (LV) spend is \$173,000 against a budget of \$600,000. Future LV forecasting is limited utilisation rates are reviewed.

### **Summary**

The Capital Works program within the Asset and Infrastructure Services Department continued the financial year on a positive trajectory. After several consecutive months of exceeding expectations, this month's expenditure aligned more closely with the anticipated full-year budget. Total spend for the month reached \$6.54 million, compared with a baseline budget of \$7.46 million.

The lower December expenditure reflects the impact of Christmas period closures, which temporarily slowed project delivery and reduced the availability of third-party services.

Key contributors to December's program delivery include:

- Springfield Parkway Stage 2
- Bridge replacement at Purga School Road
- Pavement rehabilitation works at Adelong Avenue
- Resurfacing program

While total expenditure was below the baseline budget, the program continues to show strong momentum, with solid progress on major projects. It is expected that any delays or underspends will be recovered in the coming months, reinforcing the department's commitment to maintaining financial stability while advancing project delivery.

**Major Projects – Springfield Parkway Upgrade**

Momentum across the Project has continued leading into the Christmas shutdown period, allowing works to remain on track and progress as programmed. Night works and closures this month were successfully completed with minimal disruption or complaints, contributing positively to the overall delivery status.

Existing service clashes with the new infrastructure continue to be encountered. In particular, the conflict with street lighting conduits will require future relocation works. Watermain installation has been progressing; however, further design solutions are required to ensure constructability and completion at the tie-in locations following the Urban Utilities trial shutdowns. Stormwater drainage installation has also progressed well.

Earthworks for the Stage 2 Early Works package, including the backfilling of retaining walls, are now largely complete. The original Energex relocation scope has been finalised following the completion of associated earthworks, and all communication service cutovers have been successfully completed.

The project team is currently reviewing the remaining scope against the available budget to ensure efficient and cost-effective delivery. Preparation of tender documentation for the Stage 2 Civil Works contract is underway. Stakeholder engagement continues to be a priority, with minimal complaints received during recent night works and other operational activities, indicating that community engagement measures remain effective.

**Master Schedule status of Practical Completion milestone for December  
(Exclusive of emergent projects)**

Milestone	Actuals	Actuals Year to date	Target for 25/26
Practical Completion	8	28	67

As at end of December, shows 28 projects have reached practical completion from a total of 67 projects that are scheduled for delivery this FY.

**Current status of Construction projects for 2025-2026 FY**

Current Status of Projects	Count of Projects
Brief Development	0
Concept Design	0
Detail Design	3
Handed Over for Execution	32
Construction in Progress	4
Practically Complete	28

The data shown above for status of projects scheduled for delivery in the 2025-2026 FY.

**Local Amenity - Provisional Projects**

For the December reporting period, no new projects were identified from within the Provisional Projects budget allocation and the remaining projects that have been approved are currently in progress.

PROVISIONAL PROJECTS (2024-2026 ALLOCATION)										
Project	Approved	Status	Division 1		Division 2		Division 3		Division 4	
			Allocation	Cost	Allocation	Cost	Allocation	Cost	Allocation	Cost
			265,000		265,000			265,000		265,000
RPRR Storage Facility	Jul-24	Complete		1,753						
Jim Finimore Park	Jul-24	Complete						49,188		
School Street, Rosewood - Footpath	Jul-24	Complete								28,435
Summit Drive, Springfield - Speed awareness sign	Aug-24	Complete				22,741				
Cribb Park - Leash Free Dog Area	Oct-24	Complete								21,720
East Ipswich Hon PG - Dog Bowl & Tap	Mar-25	Complete						514		
Fail Park, North Booval - Dog Bowl & Tap	Mar-25	Complete						776		
Collingwood Drive, Collingwood Park - SAS	Mar-25	Complete						13,456		
Ferrett Street, Sadliers Crossing - Ped Improvements	Mar-25	Complete						45,231		
Langley Park - Beautification and safety upgrades	Apr-25	Complete				52,082				
Evan Marginson Park - Shade Tree	Apr-25	Complete				28,933				
Robelle Domain Rotary - Peace Pole	Jul-24	Complete				3,317				
Sarah Drive Park BMX	Jul-25	In progress								20,000
Aurthur Summervilles Rd - Speed awareness sign	Jul-25	In progress								20,000
Diamantina Blvd - Speed awareness sign	Jul-25	In progress								20,000
Lobb Street - Speed awareness sign	Sep-25	In Progress								20,000
Limestone Park Athletics - DDA Improvements	Sep-25	In progress						58,000		
Installation of dugouts - Kevin Bull Oval	Nov-25	In Progress	89,000							
Installation of dugouts - The Peter Phelan Memorial Oval	Nov-25	In Progress	136,000							
<b>Allocation combined (includes actual cost where applicable)</b>				<b>226,753</b>		<b>107,073</b>		<b>167,165</b>		<b>130,155</b>
<b>Remaining allocation 2024-26 allocation (across both financial years)</b>				<b>38,247</b>		<b>157,927</b>		<b>97,835</b>		<b>134,845</b>

**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 Operational projects.

Project Name	Grant Amount	Project Estimate / (Completed cost)	Required Project Completion Date / Agreement End Date	Project Status
<b>Ipswich Bus Service Growth Infrastructure Improvements Program</b>				
Ipswich Bus Service Growth Infrastructure Improvements - Package C	\$252,600	\$252,600	31/07/2025	Completed
Ipswich Bus Service Growth Infrastructure Improvements - Package D	\$142,000	\$142,000	31/10/2025	In Progress
Ipswich Bus Service Growth Infrastructure Improvements - Package E	\$515,000	\$515,000	31/03/2026	In progress
<b>Springfield Greenbank Arterial Rd Funding Deed</b>				
Springfield Greenbank Arterial Bus Stop	\$65,000	\$65,000	30/06/2025	Completed
<b>(Cycle Network Local Government Grants Program (CNLGGP) State Funded</b>				
Deebing Creek Stage 2 (Construction)	\$3,900,000	\$3,900,000	TBC	Not approved / Unsuccessful - funding is no longer available, and Council is advised to apply in the next round – <b>Now working on application for new round</b>
<b>TIDS (Transport Infrastructure Development Scheme) State Funded</b>				
Springfield Parkway (Stage 2)	\$1,526,318	\$30,000,000	30/06/2027	In progress
Ripley Road (Reif St to Fischer Rd)	\$1,526,318	\$105,000,000	30/06/2029	In Progress
<b>R2R (Roads to Recovery) Federal Funded</b>				
Jasmine Street, Bellbird Park	\$1,777,273	\$1,777,273	1/07/25	In acquittal stage
Blackall Street, East Ipswich	\$1,248,955	\$3,508,385	TBC	Removed
Adelong Avenue Road Rehabilitation	\$2,000,000	\$3,723,431	30/11/25	Completed
Augusta Parkway Road Rehabilitation	\$3,724,589	\$4,783,256	30/11/26	In Progress
<b>Southeast Queensland Community Stimulus Package (SEQCSP) State Funded</b>				
Eastwood Street Kerb and Channel	\$657,000	\$657,000	30/06/2027	In progress
Emery Street Kerb and Channel Rehabilitation	\$1,845,000	\$1,845,000	30/06/2027	In progress
Redbank Plains Recreation Reserve Carpark Extension	\$550,000	\$550,000	30/06/2027	In progress
Ripley Road and Rief Street Intersection Upgrade	\$3,203,000	\$3,203,000	30/06/2027	In progress
Shanahan Parade Footbridge Replacement	\$415,000	\$415,000	30/06/2027	In progress
Limestone Park Netball Facilities Court Resurfacing	\$1,888,737.50	\$4,603,988	30/06/2027	In progress
<b>Bridges Renewal Program 2022-2024 Federal Funded</b>				
Purga School Road, Purga	\$5,000,000	\$8,185,876	31/10/2026	In Progress
<b>Blackspot Program 2023-2024 Federal Funded</b>				

Robertson Road and Whitehill Road, Eastern Heights	\$694,000	\$694,000	30/06/2025	Completed
<b>School Transport Infrastructure Program</b>				
<b>State Funded</b>				
WMAC Signals Wulkuraka	\$198,000	\$396,000	30/03/2025	Completed
Ipswich North State School	\$141,000	\$282,000	30/04/2026	In Progress
Amberley District State School	\$102,000	\$204,000	30/04/2026	Completed
Riverview State School	\$134,500	\$269,000	30/04/2027	In Progress
Haigslea State School	\$98,500	\$197,000	30/04/2026	In Progress
Walloon State School	\$140,000	\$280,000	30/04/2026	Not yet started
Westside Christian College	\$301,000	\$602,000	30/06/2027	In Progress
Redbank Plains State School	\$93,500	\$187,000	1/07/2027	In Progress
<b>SEQ Liveability Fund</b>				
<b>State Funded</b>				
Tivoli Sports Facilities Development	\$5,576,128	\$7,437,504	30/07/2027	In Progress
Redbank Plains Recreation Sports Facilities Development	\$8,963,872	\$11,273,712	30/07/2027	In Progress
<b>2024 - 28 Local Government Grants and Subsidies Program (2024-28 LGGSP)</b>				
Condition Assessment for Stormwater Network Assets	\$720,000	\$1,200,000	30/06/2028	In Progress
<b>MP Commitment</b>				
<b>State Funded</b>				
Vyleen White Memorial - Kholo Gardens	\$20,000	\$20,000	30/06/2025	Completed
<b>Residential Activation Fund</b>				
<b>State Funded / Joint Funded</b>				
Fischer Road Upgrade	\$15,768,000	\$18,444,725	30/06/2028	In Progress
Ripley Road Stage 2 (Monterea Road to Brooking Rise)	\$57,874,113	\$88,357,588	TBA	In Progress

Changes since last month
Completed

### **Disaster Recovery Funding Arrangements (DRFA) Projects**

The below table outlines projects identified following the Tropical Cyclone Alfred event in March 2025. The Riverlink Bank Stabilisation project noted in this table relates to funding secured under the January 2024 event.

Funding and project amounts indicated are estimates only and could vary due to final outcomes of Council's tender processes and the formal approval/decisions by the Queensland Reconstruction Authority.

Updates to the status of funding submissions and funding amounts will be provided in future reporting as outcomes are communicated to Council.

Project Name	Project Estimate/ (Completed Cost)	Required Project Completion Deadline	Project Status
<b>Reconstruction of Essential Public Assets (REPA)</b>			
Riverlink Bank Stabilisation Works	\$9,637,185.27	30 June 2026	In Progress
River Heart Bank Slippage Stabilisation Works	\$5,000,000.00	30 June 2027	In Progress
Sealed Road Repairs	\$2,000,000.00	30 June 2027	TBC
Gravel Road Repairs	\$2,401,646.07	30 June 2027	In Progress
Mt Flinders Peak Crossing – Culvert Reconstruction	\$600,000.00	30 June 2027	In Progress
Robelle Domain Desilt Work	\$2,000,000.00	30 June 2027	TBC
Clem Street Pedestrian/Bikeway	\$737,913.60	30 June 2027	TBC
<b>Category C (Community and Recreational Assets Recovery)</b>			
Open Space and Facilities Repairs	\$600,000.00	30 June 2027	Completed
<b>Category D (Environmental Recovery Program)</b>			
Katherine Court Reserve Bank Damage	\$400,000.00	30 June 2027	TBC
Colleges Crossing Riverbank Erosion	\$500,000.00	30 June 2027	TBC

## LEGAL IMPLICATIONS

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

## POLICY IMPLICATIONS

Nil

## RISK MANAGEMENT IMPLICATIONS

The Asset and Infrastructure Services Department has a departmental risk register that includes the 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.

## FINANCIAL/RESOURCE IMPLICATIONS

No financial / resource implications.

## COMMUNITY AND OTHER CONSULTATION

No community consultation was required in relation to this report.

The Stakeholder Management Section of the Asset and Infrastructure Services 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 Asset and Infrastructure Services Department is committed to delivering high quality infrastructure for the community.

## HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
<b>RECEIVE AND NOTE REPORT</b>
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.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Appendix A - Asset Rehabilitation Report  
2.	AIS Capital Portfolio Update Report - December 2025  

Tom Reynolds

**PRINCIPAL OFFICER (PROGRAM MANAGEMENT)**

I concur with the recommendations contained in this report.

Benjamin Bruce

**DESIGN AND COORDINATION MANAGER**

I concur with the recommendations contained in this report.

Graeme Martin


**MANAGER, CAPITAL PROGRAM DELIVERY**

I concur with the recommendations contained in this report.


Seren McKenzie

**GENERAL MANAGER (ASSET AND INFRASTRUCTURE SERVICES)**


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

		Asset and Infrastructure Services Department Asset Rehabilitation Progress Report				Data Date : 01/01/2026 Published On : 22/12/2025											
Project ID	Project Name	Status	Finish	Suburb (Text)	2026				2027				2028				2029
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
<b>Program: Asset Rehab</b>			05/12/2031														
<b>Subprogram: Bridge and Culvert Rehabilitation</b>			17/03/2028		Subprogram: Bridge and Culvert Rehabilitation												
INF04313	Strongs Rd BR 21	3. Handed Over for Execution	02/03/2027	LANEFIELD	02/03/2027												
INF04314	Purga School Rd BR	3.1 Construction in Progress	26/06/2026	PURGA	26/06/2026												
INF04374	Shanahan Parade Footbridge	4. Practically Complete	21/11/2025 A	Redbank Plains	11/2025 A												
INF04362	Tallegalla Rd Culvert	4. Practically Complete	20/05/2025 A	TALLEGALLA													
INF04654	Hancock Bridge BR 23	2.2 Concept Complete	17/03/2028	Brassall / Coalfalls	17/03/2028												
INF04968	Bergins Hill Rd BR 23	3. Handed Over for Execution	10/09/2027	Bundamba	10/09/2027												
INF05142	Bundamba Ck BR 25	2.3 Detail Design	10/09/2026	South Ripley	10/09/2026												
INF04958	Fawkner Crescent Stormwater Drainage Rel	3. Handed Over for Execution	06/03/2026	Barellan Point	06/03/2026												
INF04966	Railway Street Stormwater Drainage Relinin	3. Handed Over for Execution	11/03/2026	Rosewood	11/03/2026												
INF05140	Mount Walker West Rd BR Relining 25	6. Rejected	01/12/2025 A	Mount Walker	1/12/2025 A												
INF04669	Blackall St DR 24	4. Practically Complete	24/11/2025 A	Ipswich	11/2025 A												
INF05352	Clem St BR 2	2.1 Concept Design	10/09/2027	Brassall	10/09/2027												
INF05353	Creek St BR 26	2.1 Concept Design	10/02/2028	Bundamba	10/02/2028												
INF05354	Mill St BR 26	2.4 Detail Design Complete	11/09/2026	Rosewood	11/09/2026												
INF05355	Nerima Gardens Pond RE 26	2. TSR Issue and Acceptance	11/09/2026	Ipswich	11/09/2026												
INF05356	Mary St BR 26	2.3 Detail Design	11/09/2026	Blackstone	11/09/2026												
INF04965	Pine Mountain Rd BR 23	3. Handed Over for Execution	25/03/2026	Brassall	25/03/2026												
<b>Subprogram: Drainage Rehabilitation</b>			08/09/2028		Subprogram: Drainage Rehabilitation												
INF04693	O'Sullivan St DR24 -Rejected	6. Rejected		Woodend													
INF04683	Pelican St DR 23 -Rejected	6. Rejected		North Ipswich													
INF04673	Colvin St DR 24 -Rejected	2.2 Concept Complete		North Ipswich													
INF04089	Pryde Street DR 20	2.4 Detail Design Complete	19/08/2027	WOODEND	19/08/2027												
INF04251	East Ipswich Catchment Stage 1 DR	4. Practically Complete	01/10/2025 A	EAST IPSWICH	25 A												
INF04252	East Ipswich Catchment Stage 2 DR	3. Handed Over for Execution	25/08/2026	EAST IPSWICH	25/08/2026												
INF04249	Woodend Catchment Stage 1 DR20	2.4 Detail Design Complete	09/04/2027	WOODEND	09/04/2027												
INF04800	Champions Way DR 22	3.1 Construction in Progress	23/01/2026	Willowbank	23/01/2026												
INF04680	Lowry Ln and Colvin St DR 24	3. Handed Over for Execution	28/04/2026	North Ipswich	28/04/2026												
INF05136	East Ipswich Catchment Stage 3	2.4 Detail Design Complete	30/08/2027	East Ipswich	30/08/2027												
INF05137	Springfield Lakes Spillway Access 25	3. Handed Over for Execution	14/07/2026	Springfield Lakes	14/07/2026												
INF05153	Woodend Catchment Stage 3	2.3 Detail Design	19/01/2028	Woodend	19/01/2028												
INC00069	Drainage Rehabilitation	5. Management / Financial	05/01/2026	Various	05/01/2026												
INF05188	181 St Augustine's Drive Sediment Forebay	3. Handed Over for Execution	28/04/2026	Augustine Heights	28/04/2026												
INF04969	Chemside Road Drainage Rehabilitation	1. Brief Development	17/08/2027	Ipswich	17/08/2027												
INF04688	Woodend Rd Relining DR 23	2.3 Detail Design	08/10/2026	Sadliers Crossing	08/10/2026												
INF05358	134-136 Lyndon Way DR 25	2.3 Detail Design	15/09/2026	Karalee	15/09/2026												
INF05359	Albert Street DR 25	2.1 Concept Design	26/06/2026	Rosewood	26/06/2026												
INF05360	Holly Court F 25	2.3 Detail Design	29/05/2026	Raceview	29/05/2026												
INF05361	Woodend Catchment Stage 4 DR 25	2.3 Detail Design	08/09/2028	Woodend	08/09/2028												
INF05419	Moffat Street Drainage Rehabilitation	2.3 Detail Design	24/08/2026	Ipswich	24/08/2026												
INF04687	W M Hughes St DR 24	3. Handed Over for Execution	03/02/2026	North Ipswich	03/02/2026												
INF04690	Lamington Rd DR 23	3. Handed Over for Execution	17/02/2026	North Ipswich	17/02/2026												
INF04684	Pelican, Canning and Pine St DR 23	3. Handed Over for Execution	10/02/2026	North Ipswich	10/02/2026												


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Project ID	Project Name	Status	Finish	Suburb (Text)	2026				2027				2028				2029	
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	
INF04676	Harlin Rd DR 24	3. Handed Over for Execution	03/03/2026	Coalfalls	03/03/2026													
INF04674	Ferguson and Gulland St DR 23	3. Handed Over for Execution	13/02/2026	North Ipswich	13/02/2026													
INF05426	Park St DR 26	2.3 Detail Design	09/09/2026	Ipswich				09/09/2026										
INF05472	Willowbank Lease A Dirt Track Pipe Rehabil	3. Handed Over for Execution	27/02/2026	Willowbank	27/02/2026													
INF04671	Campbell St DR 24	1. Brief Development	08/12/2026	Woodend	30/06/2026			08/12/2026										
INF04686	Smith St DR 24	1. Brief Development	09/12/2026	North Ipswich	01/07/2026			09/12/2026										
INF04682	Panton St DR 24	1. Brief Development	08/10/2026	Woodend	02/07/2026			08/10/2026										
INF04677	Hawthorne DR 24	1. Brief Development	09/12/2026	Coalfalls	02/07/2026			09/12/2026										
INF04694	Lawrence St DR 24	1. Brief Development	10/12/2026	North Ipswich	02/07/2026			10/12/2026										
INF04692	Lingard St DR 24	1. Brief Development	02/03/2027	Woodend	03/07/2026			02/03/2027										
<b>Subprogram: Facility Rehabilitation</b>			26/09/2028		Subprogram: Facility Rehabilitation													
INF04036	Civic Centre - Foyer Ceiling - Packaged with	2.3 Detail Design	02/06/2025 A	WOODEND														
INF04033	Civic Centre - Gallery Upgrades	2.3 Detail Design	06/12/2027	Ipswich														
INF05056	Riverview Depot Prewash Bay	4. Practically Complete	12/12/2025 A	Riverview	12/12/2025 A													
INF05110	Goodna SES Complex Sewer Connection 2	3. Handed Over for Execution	14/07/2026	Goodna				14/07/2026										
INF05145	Ipswich Art Gallery RW 25	2.3 Detail Design	24/07/2026	Ipswich				24/07/2026										
INF04834	Air Conditioning RE 23	5. Management / Financial	30/06/2028	Various														
INF05183	Rosewood Library Reactive Works	5. Management / Financial	30/06/2026	Rosewood				30/06/2026										
INC00046	Facilities Minor Works Program	5. Management / Financial	30/06/2028	Various														
INF05362	Ipswich Civic Centre Drive Way RE 26	2.3 Detail Design	14/09/2027	Ipswich														
INF05366	Cooneana CH RE 26	4. Practically Complete	08/12/2025 A	New Chum	8/12/2025 A													
INF05367	Ipswich RSL Floor RE 26	2.3 Detail Design	30/04/2027	Ipswich														
INF05368	Ipswich Art Gallery RSS 26	3. Handed Over for Execution	02/03/2026	Blackstone				02/03/2026										
INF05373	Home Assist Depot Thermal UF 26	3. Handed Over for Execution	30/04/2026	Riverview				30/04/2026										
INF05371	Ipswich Civic Centre Plant Deck 26	2.3 Detail Design	26/09/2028	Ipswich														
INF05370	Incinerator Theatre Chimney RE 26	2.3 Detail Design	10/09/2026	Ipswich				10/09/2026										
INF05369	Ipswich Art Gallery DR 26	1. Brief Development	29/10/2026	Ipswich				29/10/2026										
INF05375	Redbank Plains Library RW 26	3. Handed Over for Execution	02/04/2026	Redbank Plains				02/04/2026										
INF05363	Drinking Water Unit RE 26	5. Management / Financial	23/11/2026	Various														
INF05364	Whyte Family CH Roof RE 26	3. Handed Over for Execution	10/09/2026	Ipswich				10/09/2026										
INF05365	Building Management System RE 26	5. Management / Financial	30/06/2028	Various														
INF05374	Minor Residential Housing RE 26	5. Management / Financial	29/05/2026	Various				29/05/2026										
INF05372	Ipswich Motorsport Precinct L 26	3. Handed Over for Execution	17/02/2026	Willowbank				17/02/2026										
LCC00039	Rosewood Library IBW 25	2.3 Detail Design	08/05/2026	Rosewood				08/05/2026										
INF05442	Goodna RL Clubhouse Ceiling Rehab 26	3. Handed Over for Execution	02/02/2026	Goodna				02/02/2026										
INF05238	Norman St 5 Minor Refurbishment	6. Rejected	14/04/2026	East Ipswich				14/04/2026										
INF05461	Refurbishment works at 9 Norman St East Ips	3. Handed Over for Execution	06/02/2026	East Ipswich				06/02/2026										
<b>Subprogram: Gravel Road Rehabilitation</b>			30/06/2028		Subprogram: Gravel Road Rehabilitation													
INF10005	Gravel Resheeting	5. Management / Financial	30/06/2028	Various														
<b>Subprogram: Kerb and Channel Rehabilitation</b>			06/12/2029		Subprogram: Kerb and Channel Rehabilitation													
INC00063	Kerb and Channel Rehabilitation - Unallocated	5. Management / Financial	02/07/2027	Various														
INF04292	Cross St KR 22	4. Practically Complete	12/09/2025 A	RACEVIEW	12/09/2025 A													
INF04718	Barns Ct KR 24	4. Practically Complete	12/12/2025 A	Silkstone	12/12/2025 A													
INF04293	York St KR 26	4. Practically Complete	20/05/2025 A	EAST IPSWICH														
INF04360	Gladstone Road Kerb and Channel Rehabil	2.1 Concept Design	08/12/2028	Saddlers Crossing														


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Project ID	Project Name	Status	Finish	Suburb (Text)	2026				2027				2028				2029
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
INF05302	Royal George Lane KR 28	2.1 Concept Design	17/12/2027	Rosewood													17/12/2027
INF05304	Trevlac St KR 30	2.1 Concept Design	06/12/2029	Rosewood													
INF05305	View St KR 29	2.1 Concept Design	11/01/2029	Woodend													11/01/2029
INF05303	Russell Dr KR29	2.1 Concept Design	13/12/2028	Redbank Plains													13/12/2028
INF05301	Holt Street Kerb and Channel Rehabilitation	2.1 Concept Design	15/12/2028	Brassall													15/12/2028
INF05300	Argyle Street Kerb and Channel Rehabilitation	2.1 Concept Design	17/12/2027	Redbank Plains													17/12/2027
<b>Subprogram: Parks Rehab Inc Memorials</b>			<b>30/06/2028</b>														Subprogram: Parks Rehab Inc
INF04190	Rex Hawke Pk F 20	3. Handed Over for Execution	25/03/2026	REDBANK PLAINS													25/03/2026
INF04869	Organic Softfall Replacement Program	3.1 Construction in Progress	09/03/2026	Various													09/03/2026
INF04870	Rubber Softfall Replacement Program	3. Handed Over for Execution	08/04/2026	Various													08/04/2026
INF04401	Castle Hill CP	2.4 Detail Design Complete	18/10/2027	BLACKSTONE													18/10/2027
INF04402	Hazelwood Park Pathway	4. Practically Complete	11/12/2025 A	FLINDERS VIEW													11/12/2025 A
INF04759	Grande Pk PG 24	3. Handed Over for Execution	16/06/2026	Springfield Lakes													16/06/2026
INF05154	Robelle Domain Water Play Rehab 24	4. Practically Complete	17/12/2025 A	Springfield Central													17/12/2025 A
INF04403	Playground Rehabilitation Program	5. Management / Financial	30/06/2028	Various													30/06/2028
INC00030	Parks Refurbishment	5. Management / Financial	30/06/2028	Various													30/06/2028
INF05378	Shade Sail Replacement Program	5. Management / Financial	18/11/2027	Various													18/11/2027
INF05241	John William Park Fence Replacement	4. Practically Complete	03/11/2025 A	Collingwood Park													03/11/2025 A
INF05379	Norm Craswell Pk PG RE 26	2.4 Detail Design Complete	10/09/2027	Redbank Plains													10/09/2027
INF05377	Paddington Pk PG RE 26	2.4 Detail Design Complete	09/09/2026	Flinders View													09/09/2026
INF05398	Henry Lawson Bicentennial Park Playgrounc	3. Handed Over for Execution	14/04/2026	Walloon													14/04/2026
INF05113	Sutton Pk FE R 23	2.4 Detail Design Complete	09/09/2026	Brassall													09/09/2026
INF05380	Brassall Bikeway Electricity Box RE26	4. Practically Complete	08/10/2025 A	Brassall													08/10/2025 A
INF05381	Orion Lagoon Switchboard RE 26	3. Handed Over for Execution	15/06/2026	Springfield Central													15/06/2026
<b>Subprogram: Path Rehabilitation</b>			<b>30/06/2028</b>														Subprogram: Path Rehabilitation
INF04337	Cemetery Rd FR 21	3. Handed Over for Execution	10/04/2026	EASTERN HEIGHTS													10/04/2026
INF04811	101 to 117 Blackstone Road Drainage	3. Handed Over for Execution	06/07/2026	Eastern Heights													06/07/2026
INF04283	Downs St FR 20	4. Practically Complete	17/10/2025 A	NORTH IPSWICH													17/10/2025 A
INF04354	Tallon St FR 21	2.4 Detail Design Complete	09/11/2026	SADLIERS CROSSING													09/11/2026
INF04336	Prospect St FR 21	3. Handed Over for Execution	30/01/2026	SILKSTONE													30/01/2026
INC00062	Path Rehabilitation Projects	5. Management / Financial	30/06/2028	Various													30/06/2028
INF05357	Warwick Rd FR 26	2.3 Detail Design	18/09/2026	Ipswich													18/09/2026
INF04355	Sharpless Rd FR 21	2.1 Concept Design	21/10/2027	SPRINGFIELD													21/10/2027
INF04339	Whitehill Rd FR 21	2.1 Concept Design	01/09/2027	EASTERN HEIGHTS													01/09/2027
INF05475	Chelmsford Avenue FR 26 (DRAFT)	2.3 Detail Design	14/04/2026	Ipswich													14/04/2026
<b>Subprogram: Sealed Road Rehabilitation</b>			<b>05/12/2031</b>														
INF03850	Brisbane Tce LR 19	2.4 Detail Design Complete	02/01/2029	Redbank													02/01/2029
INF04734	Brisbane Tce LR 26	1. Brief Development		Goodna													
INF02764	Johnston St LR 18	3. Handed Over for Execution	02/10/2026	BELLBIRD PARK													02/10/2026
INF02767	Dowden St LR 18	4. Practically Complete	31/10/2025 A	Goodna													31/10/2025 A
INF04320	Campbell St LR 23	3. Handed Over for Execution	23/01/2026	WOODEND													23/01/2026
INF04319	Enterprise St LR 23	4. Practically Complete	06/11/2025 A	WULKURAKA													06/11/2025 A
INF04631	Burgoyne St LR 24	2.4 Detail Design Complete	12/02/2027	REDBANK													12/02/2027
INF02766	Vivian St LR 18	2.4 Detail Design Complete	29/11/2027	EASTERN HEIGHTS													29/11/2027
INF04714	Adelong Av LR 24	4. Practically Complete	18/12/2025 A	Thagoona													18/12/2025 A

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Project ID	Project Name	Status	Finish	Suburb (Text)	2026				2027				2028				2029			
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1			
INF02768	River Road LR 18	2.3 Detail Design	09/05/2029	Redbank	[Progress bar]															
INF04717	Willowtree Dr LR 24	2.4 Detail Design Complete	12/11/2027	Flinders View	[Progress bar]															
INF02770	Jalrock Pl LR 18	4. Practically Complete	10/11/2025 A	Carol Park	[Progress bar]															
INF04715	Augusta Pwy LR 24	3. Handed Over for Execution	12/08/2026	Brookwater	[Progress bar]															
INF04722	Old Logan Rd LR 25	2.4 Detail Design Complete	26/10/2026	Camira	[Progress bar]															
INF04716	Kingfisher Ct LR 24	4. Practically Complete	01/12/2025 A	Bundamba	[Progress bar]															
INF04945	Springfield Lakes Blvd LR 26	2.1 Concept Design	12/10/2029	Springfield Lakes	[Progress bar]															
INF04946	Cedar Rd - Stage 1Blk3,4,5 LR27	2.3 Detail Design	04/09/2028	Redbank Plains	[Progress bar]															
INF04735	Brisbane Tce LR 27	2.4 Detail Design Complete	11/12/2026	Goodna	[Progress bar]															
INF04733	Griffith Rd LR 26	2.2 Concept Complete	09/10/2028	Ipswich	[Progress bar]															
INF04732	Creek St LR 26	2.4 Detail Design Complete	18/12/2028	Bundamba	[Progress bar]															
INF04720	Church St LR 25	2.4 Detail Design Complete	05/02/2027	Goodna	[Progress bar]															
INF04736	Cedar Rd - Stage 2 LR 27	2.3 Detail Design	05/12/2031	Redbank Plains	[Progress bar]															
INC00089	Road Resurfacing	5. Management / Financial	30/06/2028	Various	[Progress bar]															
INF05191	Resurfacing Area 1 LR 25-26	4. Practically Complete	14/11/2025 A	VARIOUS	[Progress bar]															
INF05192	Resurfacing Area 2 LR 25-26	4. Practically Complete	14/11/2025 A	VARIOUS	[Progress bar]															
INF05194	Resurfacing Area 4 LR 25-26	3. Handed Over for Execution	18/02/2026	VARIOUS	[Progress bar]															
INF05195	Resurfacing Area 5 LR 25-26	3.1 Construction in Progress	23/01/2026	VARIOUS	[Progress bar]															
INF05196	Resurfacing Area 6 LR 25-26	4. Practically Complete	03/10/2025 A	VARIOUS	[Progress bar]															
INF05197	Resurfacing Area 7 LR 25-26	4. Practically Complete	10/10/2025 A	VARIOUS	[Progress bar]															
INF05199	Resurfacing Area 9 LR 25-26	4. Practically Complete	03/11/2025 A	VARIOUS	[Progress bar]															
INF05198	Resurfacing Area 8 LR 25-26	4. Practically Complete	12/12/2025 A	VARIOUS	[Progress bar]															
INF04730	Whitehill Rd LR 26	2.1 Concept Design	10/12/2029	Raceview	[Progress bar]															
INF04727	Mary St LR 26	2.1 Concept Design	20/12/2028	Blackstone	[Progress bar]															
INF04724	Mica St LR 25	2.1 Concept Design	08/12/2028	Carol Park	[Progress bar]															
INF04726	Lobb St LR 26	2.1 Concept Design	08/12/2028	Churchill	[Progress bar]															
INF05310	Taloma Avenue Road Rehabilitation	2.1 Concept Design	06/12/2029	Chuwar	[Progress bar]															
INF05306	Albert Street Road Rehabilitation	2.1 Concept Design	22/12/2028	Rosewood	[Progress bar]															
INF05307	Boundary Street Rehabilitation	2.1 Concept Design	13/12/2028	Moores Pocket	[Progress bar]															
INF05308	Lansdowne Way Road Rehabilitation	2.1 Concept Design	09/04/2029	Chuwar	[Progress bar]															
INF05309	Smiths Road Rehabilitation	2.1 Concept Design	05/12/2031	Goodna	[Progress bar]															
INF05311	Woodend Road Rehabilitation	2.1 Concept Design	06/12/2029	Woodend	[Progress bar]															
INF05325	Resurfacing Area 5 LR 26-27	2.3 Detail Design	08/10/2026	VARIOUS	[Progress bar]															
INF05327	Resurfacing Area 7 LR 26-27	2.3 Detail Design	07/10/2026	VARIOUS	[Progress bar]															
INF05328	Resurfacing Area 8 LR 26-27	2.3 Detail Design	08/10/2026	VARIOUS	[Progress bar]															
INF04721	Junction Rd LR 25	1. Brief Development	10/01/2030	Karalee	[Progress bar]															
INF04728	Reif St LR 26	1. Brief Development	10/01/2030	Flinders View	[Progress bar]															
INF04731	Cobalt St LR 26	1. Brief Development	09/08/2029	Carole Park	[Progress bar]															
INF04725	Collingwood Dr LR 26 (Draft)	1. Brief Development	18/12/2030	Collingwood Park	[Progress bar]															
<b>Subprogram: Sports Facility Rehabilitation</b>			30/06/2028		Subprogram: Sports Facility R															
INF04748	Redbank Plains Reserve L 23 (D&C)	4. Practically Complete	16/06/2023 A	REDBANK PLAINS	[Progress bar]															
INF04747	Limestone Pk Netball Court SR 23	2.3 Detail Design	02/04/2027	Ipswich	[Progress bar]															
INF05185	Electrical Pit Rehabilitation Works	5. Management / Financial	30/06/2027	Various	[Progress bar]															
INF04761	Sports Field Lighting Reactive Works	5. Management / Financial	30/06/2028	Various	[Progress bar]															
INC00031	Sports Facility Rehabilitation Projects	5. Management / Financial	30/06/2028	Various	[Progress bar]															

To see an interactive map version of the three-year Capital Works Program and the most up to date status on each project, visit [Maps.ipswich.qld.gov.au/civicproject](https://maps.ipswich.qld.gov.au/civicproject)

		Asset and Infrastructure Services Department Asset Rehabilitation Progress Report				Data Date : 01/01/2026 Published On : 22/12/2025											
Project ID	Project Name	Status	Finish	Suburb (Text)	2026				2027				2028				2029
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
INF05184	Pool Blanket Replacement Programme	5. Management / Financial	30/06/2028	Various	[Progress bar]												30/06/2028
INF04763	Evan Marginson Pk RW 24	2.3 Detail Design	10/12/2027	Goodna	[Progress bar]												10/12/2027
INF05269	Bob Gamble Water Pump 25	4. Practically Complete	14/07/2025 A	IPSWICH	[Progress bar]												
INF05395	Tivoli Sporting Complex L 26	3. Handed Over for Execution	23/01/2026	Tivoli	[Progress bar]												23/01/2026
INF05391	George and Eileen Hastings SC L RE 26	3. Handed Over for Execution	27/03/2026	One Mile	[Progress bar]												27/03/2026
INF05390	Blue Gum Res L RE 26	4. Practically Complete	11/11/2025 A	Karalee	[Progress bar]												11/11/2025 A
INF05388	Evan Marginson Pk Netball L RE 26	4. Practically Complete	10/12/2025 A	Goodna	[Progress bar]												10/12/2025 A
INF05382	Cribb Pk Cricket Nets L 26	3. Handed Over for Execution	23/01/2026	North Ipswich	[Progress bar]												23/01/2026
INF04417	Bill Patterson Oval Irrigation PO FR 22	2. TSR Issue and Acceptance	29/04/2026	IPSWICH	[Progress bar]												29/04/2026
INF05386	Goodna Aquatic Centre SS RE 26 - Rejecte	6. Rejected	09/10/2025 A	Goodna	[Progress bar]												09/10/2025 A
INF05385	Bundamba Swim Centre SS RE 26	2.1 Concept Design	16/07/2026	Bundamba	[Progress bar]												16/07/2026
INF05383	Rosewood Showgrounds Cattle Ramp RE 2	4. Practically Complete	26/11/2025 A	Rosewood	[Progress bar]												26/11/2025 A
INF05387	Bundamba Swim Centre Doser Unit RE 26	4. Practically Complete	07/11/2025 A	Bundamba	[Progress bar]												07/11/2025 A
INF05389	Orion Lagoon Doser Unit RE 26	4. Practically Complete	11/12/2025 A	Springfield Central	[Progress bar]												11/12/2025 A
INF05384	Bill Patterson Oval Switchboard RE 26	3. Handed Over for Execution	13/03/2026	Ipswich	[Progress bar]												13/03/2026
INF05244	Evan Marginson Pk L 25	3. Handed Over for Execution	16/03/2026	Ipswich	[Progress bar]												16/03/2026
INF05452	Orion Lagoon Pumps Replacement 26	3. Handed Over for Execution	03/02/2026	Springfield Central	[Progress bar]												03/02/2026
INF05425	RBP Rec Res Oval B DR 26	2.1 Concept Design	29/06/2026	Redbank Plains	[Progress bar]												29/06/2026
INF05424	North Ipswich Reserve Scour Rectification	1. Brief Development	26/06/2026	North Ipswich	[Progress bar]												26/06/2026
<b>Subprogram: Street Furniture Rehabilitation</b>			30/06/2028		[Progress bar]												Subprogram: Street Furniture
INF10033	Guardrail Roadside Furniture	5. Management / Financial	28/06/2028	Various	[Progress bar]												28/06/2028
INF10031	Pavement Marking	5. Management / Financial	30/06/2028	Various	[Progress bar]												30/06/2028
INF10032	Traffic Facilities	5. Management / Financial	30/06/2028	Various	[Progress bar]												30/06/2028
INF05415	Jo-Ann Miller Dr TI 26	4. Practically Complete	08/08/2025 A	Collingwood Park	[Progress bar]												
INF03974	Eagle Kruger Rehab TS	3. Handed Over for Execution	30/01/2026	COLLINGWOOD PARK/ REDE	[Progress bar]												30/01/2026
INF03970	Jones RBPR Keidges Rehab TS	2.3 Detail Design	30/04/2026	REDBANK PLAINS	[Progress bar]												30/04/2026
INF03973	Old Logan Formation Rehab TS	2.3 Detail Design	30/04/2026	CAROLE PARK	[Progress bar]												30/04/2026
INF03972	Brisbane Hooper Rehab TS	2.3 Detail Design	29/05/2026	WEST IPSWICH	[Progress bar]												29/05/2026
<b>Subprogram: Local Drainage</b>			09/12/2025 A		[Progress bar]												Subprogram: Local Drainage
INF05471	163 Raceview Street Stormwater Rectificati	4. Practically Complete	09/12/2025 A	Raceview	[Progress bar]												09/12/2025 A
<b>Subprogram: Disturbed Land Management</b>			19/02/2026		[Progress bar]												Subprogram: Disturbed Land Management
INF04475	Woogaroo Closed Landfill Leachate and Ga	3. Handed Over for Execution	19/02/2026	Goodna	[Progress bar]												19/02/2026

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# AIS Capital Portfolio Update Report

December 2025



## AIS Capital Portfolio Update Report

### Adelong Avenue – Thagoona

#### Asset Rehabilitation – Sealed Road Rehabilitation

Grant funded through the Roads to Recovery Program - \$1.72 mil

Total forecast for December of \$215k versus actuals of \$373k

#### Background:

Adelong Avenue in Thagoona has been identified as part of the Sealed Road Rehabilitation (Reconstruction) sub-program under the Asset Management Program. This prioritisation was determined through Asset Management's Pavement Management System and asset evaluation criteria, which consider defect reports and ongoing maintenance requirements.

The project involves rehabilitating the existing pavement along the section between Thagoona-Haigslea Road and Cummins Road, including open table drains and driveway crossovers, with kerb and channel excluded from the scope. The works aim to address pavement condition issues and improve long-term performance in line with council's asset management objectives.

#### Overview:

During December, works progressed to practical completion in the latter part of the month, marking a significant milestone for the project. While the primary scope has been delivered, a small amount of minor work and rectification items remain outstanding and are scheduled for completion in January to ensure full compliance.



## AIS Capital Portfolio Update Report

### Champions way, Drainage Rehabilitation – Willowbank

#### Asset Rehabilitation – Drainage Rehabilitation

Total forecast for December of \$200k versus actuals of \$237k

#### Background:

Progress continues on the staged drainage mitigation strategy at Champions Way, Willowbank. With the project intent of redirecting surface flows to the western side of Queensland Raceway to reduce risk to current erosion currently occurring downstream of the current location.

#### Overview:

In December, Stage One construction advanced with key activities completed. The crew compacted the earth bund, placed gravel to road height, and finished the concrete inlet drain. Rock was positioned at the inlet, and the site was tidied in preparation for the holiday break.



## AIS Capital Portfolio Update Report

Queens Park Ceremonial, Healing & Remembrance Place

Parks & Recreation – Parks and Recreation Upgrades

Total forecast for December of \$150k versus actuals of \$67k

### Background:

Ipswich City Council is building a Ceremonial, Remembrance and Healing Place in Queens Park under its Indigenous Accord 2020–2025. The project will recognise the park’s cultural significance for Indigenous people and provide a space for reflection, education and healing. Queens Park has long been acknowledged as an important ceremonial and social site for the Jagera, Yuggera and Ugarapul peoples, supported by the 2006 Conservation Management Plan and the 2011 Turnstone Archaeology report. The new facility will reinforce this heritage and promote reconciliation within the Ipswich community.

### Overview:

The contractor continued excavation works for the circular seating area, footpaths and carpark. Installation of sandstone blocks along the footpath and carpark has been completed, and the footpath subgrade has been prepared. Drainage for the drinking fountain has been installed, along with subsoil drainage behind the retaining walls. Preparation work on the totem poles has commenced, once installed they will be painted.



## AIS Capital Portfolio Update Report

### Hazelwood Park, Flinders View

#### Asset Rehabilitation – Parks Rehabilitation

Total forecast for December of \$40k versus actuals of \$157k

#### Background:

As part of routine annual inspections, the footpath was found to be in very poor condition and unsafe due to significant ground movement. It had deteriorated beyond repair and required full replacement. The issue was logged, assessed internally, and the project was developed and funded accordingly.

Leading up to the path replacement, temporary asphalt repairs had been carried out to reduce trip hazards and improve safety until the new footpath could be constructed.

#### Overview:

During December, the project works were successfully completed and formally closed out.













Doc ID No: A12501346

ITEM: 3

SUBJECT: DEVELOPMENT APPLICATION - 4335/2011/MAMC/E - CHANGE (MINOR) APPLICATION - EXTENSION TO OPERATIONAL PERIOD - WOOD MULCHING INDUSTRIES (WMI) SPECIAL INDUSTRY (WOOD MULCHING AND COMPOSTING FACILITY WITH ASSOCIATED SITE OFFICE, CARPARKING, LANDSCAPING, STORAGE AND MAINTENANCE AREAS)

AUTHOR: SENIOR PLANNER (DEVELOPMENT)

DATE: 2 FEBRUARY 2026

### EXECUTIVE SUMMARY

This is a report concerning a request for a change (minor) application to amend the conditions of Development Approval 4335/2011/MAMC/D, specifically Condition 40 ('Time Limit on Approval'). The proposed amendment seeks to extend the operational period of the existing development permit by an additional three (3) years.

The original application, 4335/2011/MCU, was determined by a Delegated Officer on 17 August 2015, with the most recent amendment application, 4335/2011/MAMC/D, determined on 30 November 2020. Given the nature of this application as a 'waste activity', a formal recommendation is being presented to Full Council for determination.

### RECOMMENDATION

**That Council agree to amend the conditions of Development Approval 4335/2011/MAMC/D for Special Industry (Wood Mulching and Composting Facility with associated site office, carparking, landscaping, storage and maintenance areas).**

### RELATED PARTIES

The related parties to this application are:

- Applicant - Wood Mulching Industries Pty Ltd
- Landowner – Swanbank Industrial Park Pty Ltd
- Town Planning - KG Planning Pty Ltd

### IFUTURE THEME

Vibrant and Growing

## PURPOSE OF REPORT/BACKGROUND

<b>SITE ADDRESS:</b>	7005 Unnamed Road, SWANBANK QLD 4306, 7006 Unnamed Road, SWANBANK QLD 4306, 7008 Mount Juillerat Drive, SWANBANK QLD 4306, 7003 Wesley Way, SWANBANK QLD 4306
<b>APPLICATION TYPE:</b>	Change Application - Minor Change
<b>PROPOSAL:</b>	Special Industry (Wood Mulching and Composting Facility with associated site office, carparking, landscaping, storage and maintenance areas)
<b>PLANNING SCHEME VERSION:</b>	Ipswich City Plan 2025, version 1 that took effect on 1 July 2025 and which was in force at time of lodgement of minor change application
<b>STRATEGIC FRAMEWORK MAP 1 – VIBRANT AND GROWING:</b>	Enterprise and Industrial Places
<b>STRATEGIC FRAMEWORK MAP 2 – INCLUSIVE, CONNECTED AND SAFE:</b>	Natural Hazards – Potential Bushfire
<b>STRATEGIC FRAMEWORK MAP 3 – NATURAL AND SUSTAINABLE</b>	Human Hazards – Amberley and Mining Influence Area N/A
<b>STRATEGIC FRAMEWORK MAP 4 – LEADING AND PROSPEROUS FUTURE LOCAL FRAMEWORK:</b>	Industry (Investigation)
<b>ZONE:</b>	Local Area Framework - 7; Swanbank, New Chum <ul style="list-style-type: none"><li>▪ Part Environmental Management Zone</li><li>▪ Part Industry Investigation Zone</li></ul>
<b>PRECINCT:</b>	<ul style="list-style-type: none"><li>▪ Part Environmental Management</li><li>▪ Part Industry Investigation</li></ul>
<b>OVERLAYS:</b>	<ul style="list-style-type: none"><li>▪ OV1 Biodiversity</li><li>▪ Ov2 Waterway Corridors and Wetlands</li><li>▪ OV5 Growth Management</li><li>▪ OV7A Operational Airspace Height Restriction Zone and Obstruction Clearance Surface</li><li>▪ OV7B Wildlife Attraction and Lighting Issues</li><li>▪ OV8 Mining Influence Areas</li><li>▪ OV10 Bushfire Prone Areas</li><li>▪ OV11 Difficult Topography and Landslide</li><li>▪ OV12 Flood Risk and Overland Flow</li><li>▪ OV13 Regional Infrastructure</li><li>▪ OV15 Water Resource Catchments</li></ul>
<b>LEVEL OF ASSESSMENT:</b>	Impact assessable for original application 4335/2011/MCU
<b>APPLICATION NO:</b>	4335/2011/MAMC/E
<b>AREA:</b>	7005 Unnamed Road – 8.973ha 7006 Unnamed Road – 40.1ha 7008 Mount Juillerat Drive – 5.176ha 7003 Wesley Way – 7.861ha
<b>REFERRAL AGENCIES:</b>	<ul style="list-style-type: none"><li>▪ Powerlink - Affected Entity</li></ul>

**EXISTING USE:**

- Department of the Environment, Tourism, Science and Innovation (DETSI) - Third Party Advice Agency Special Industry (Wood Mulching and Composting Facility)

**PREVIOUS RELATED APPROVALS:**

- Development Approval 2556/99 (to change conditions of Development Approval 1164/98) through Planning and Environment Court Order (Appeal No. 212 of 2000) dated 7 April 2000 for Special Industry (Wood Mulching and Composting Facility)
- Town Planning Consent for Extractive Industry (Sand Extraction) dated 4 February 1982
- 4335/2011/MCU - Extension to Special Industry (Wood Mulching and Composting Facility with associated Site Office, Carparking, Landscaping, Storage and Maintenance Areas)
- 5674/2015/RAL: Reconfiguration of a Lot (Boundary Realignment – 2 lots into 2 lots)
- 7603/2015/RAL: Reconfiguration of a Lot (2 lots into 3 lots, access easements and new road)
- 7908/2015/RAL Reconfiguring a Lot (2 Lots into 5 Lots, and new Roads)
- 4335/2011/MAMC/A – Minor Change to 4335/2011/MCU
- 4335/2011/MAMC/B – Minor Change to 4335/2011/MAMC/A (refused)
- 4335/2011/MAMC/C – Minor Change to MAMC/A
- 4335/2011/MAMC/D – Minor Change to MAMC/C
- 7905/2015/MCU – Business Use (Garden Centre) and General Industry (Landscape Supply Depot).
- 7920/2015/MCU - Special Industry (Concrete Batching Plant)
- 12229/2020/CA - Reconfiguring a Lot (1 Lot into 2 Lots plus Balance Lot, and Access Easement), MCU for Business Use (consisting of Service Station with ancillary Shop) on proposed Lot 1, and MCU for Business Uses (consisting of two (2) fast food premises/restaurants and up to five (5) café/restaurant/takeaway food premises tenancies) proposed Lot 2
- 12229/202/MAMC/A - Minor Change to 12229/2020/CA
- 1941/2022/OD - Operational Works - Advertising Devices - Three (3) Pylon Signs
- 12006/2023/MCU - Material Change of Use - Waste Activity (Resource Recovery Facility - Container Recycling Facility) pursuant to Temporary Local

Planning Instrument No. 1 of 2021 (Resource Recovery and Waste Activity Regulation)

- 3121/2024/RAL - Reconfiguring a Lot - Two (2) Lots into Eight (8) Lots and new roads and easements
- 3827/2019/CA:
  - Reconfiguring a Lot - One (1) lot into Two (2) lots with associated Easement and One (1) balance lot;
  - Material Change of Use for Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development;
  - Material Change of Use for 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;
  - Material Change of Use for Environmentally Relevant Activity (ERA) 33, 53(a), 53(b), 54-1

**LOCALITY PLAN:**



SITE DETAILS AND SURROUNDING LAND USES:

The subject site is located approximately 10.0 kilometres south-east of the Ipswich Central Business District (CBD), at the intersection of Mount Juillerat Drive and Wesley Way. The site comprises Lots 402 and 405 on SP283238, is irregular in shape, and has a total area of approximately 49.073 hectares. Vehicular access to the site is provided via the Mount Juillerat Drive extension, which is currently partially constructed.

The site accommodates an unenclosed wood mulching and composting facility that was originally established around 1999 and is currently operated by Wood Mulching Industries

(WMI). The existing operational area of the site is relatively flat while the remainder of the site is densely vegetated and includes a large dam located along the south-western boundary, which extends into the adjoining property.

The site is bounded by a recently constructed Service Station to the south-east, Remondis waste reprocessing and landfill facility to the north-west, vacant land zoned for Industry Investigation to the south-west, and the Centenary Highway along the south-eastern boundary. The surrounding area includes a mix of existing industrial and extractive industry uses, including landfill and waste recycling facilities, and historic sand extraction activities.

Whilst there are several established industrial uses in the vicinity, Lot 405 is predominantly surrounded by vacant land zoned Industry Investigation and Environmental Management under the Ipswich City Plan 2025. Land located to the south of the site, across the Centenary Highway, is within the Conservation Zone under the Ipswich City Plan 2025 and the Urban Living Zone under the Ripley Valley Development Scheme (RVDS).

The future Ipswich–Springfield Public Transport Corridor traverses the south-eastern portion of the site and is located approximately 230 metres from the existing operational area. The Centenary Highway runs parallel to and adjoins this transport corridor. The closest existing residential development is within the Eden’s Crossing residential estate (Redbank Plains), located approximately 0.8 kilometres to the north-east of the site along Mount Juillerat Drive.

#### BACKGROUND INFORMATION:

##### Existing Unenclosed Wood Mulching and Composting Facility (4335/2011/MAMC/D)

The applicant (WMI) currently operates the existing unenclosed wood mulching and composting facility at Swanbank pursuant to Development Approval 4335/2011/MAMC/D. This approval is subject to a sunset condition that limits the duration of the use to ten (10) years from the date the original approval (4335/2011/MCU) took effect on 17 August 2015. At the expiration of 10 years, the approval lapses.

At the time the original development approval (4335/2011/MCU) was granted, vehicular access to the site was provided directly from the Centenary Highway, a State-controlled road. The Department of Transport and Main Roads (DTMR), acting as the concurrence agency, supported this access arrangement on a time-limited basis only. Accordingly, the development approval was initially granted for a period of five (5) years and was subsequently extended to ten (10) years. Council’s imposed a sunset condition reflecting the time-limited nature of the access arrangement and, consequently, the interim and temporary nature of the approved use. The time limit was also intended to drive a gradual shift of site operations further west (away from residential), and to permit the development of the eastern parts of the site for other purposes.

Since the granting of the original approval, access arrangements to the site have changed and direct access to the Centenary Highway is no longer required as a result of the construction of the Wesley Way connection to the Centenary Highway. The site is now

accessed exclusively via Wesley Way. As a consequence, DTMR has removed its time-based access restrictions. Accordingly, the regulation of any ongoing or future time limits for the use now rests solely with Council

Approved Enclosed Biogas and Compost Manufacturing Facility (3827/2019/CA):

On 22 June 2022, WMI obtained Development Approval 3827/2019/CA to transition the existing unenclosed operation to an enclosed Biogas and Compost Manufacturing Facility. The approved transition represented a significant improvement over the existing unenclosed facility and is intended to deliver the following outcomes:

- Reduction in odour impacts on surrounding sensitive land uses, particularly nearby residential areas, through enclosed and controlled processing.
- Improved environmental management, including enhanced control of noise, dust, and stormwater impacts.
- Improved sustainability outcomes, through the recovery and recycling of organic waste streams and the generation of renewable electricity from biogas.

This approval reflects a shift towards a more modern, environmentally responsible waste management operation and provides a framework for mitigating impacts associated with the existing use. The approval was granted subject to conditions requiring the transition to an enclosed facility and the completion of all required works by within the currency period of six (6) years from the date of approval, being 22 June 2022.

Proposed Minor Change Development Application (4335/2011/MAMC/E)

WMI has lodged the subject Minor Change development application seeking an extension to the existing sunset condition associated with the unenclosed wood mulching and composting facility. While the applicant initially sought a four-year extension, this request was subsequently reduced to a three-year extension in response to matters raised by Council officers during application assessment discussions.

In addition, minor amendments to certain conditions are proposed to reflect the staging and transitional arrangements approved under Development Approval 3827/2019/CA. These amendments provide for temporary construction-related arrangements, including the relocation of the site compound and adjustments to internal vehicle manoeuvring areas and wheel-wash facilities.

The applicant has identified a number of key factors as below necessitating an extension to the operational period and has provided supporting information to demonstrate that the proposed transition to the enclosed Biogas and Compost Manufacturing Facility is realistic and achievable:

- Progress toward transitioning to the ultimate enclosed facility has been incremental and has necessarily occurred in a coordinated manner across the broader site.

Delivery of the enclosed facility is dependent on the sequencing and resolution of access, road infrastructure, servicing, and earthworks at a whole-of-site level. This has required coordination with, and progression of, several interrelated development applications and approvals across the site, including the Preliminary Approval for a Variation Request (6333/2023/VA) relating to land uses over WMI's broader land holdings, the Reconfiguring a Lot application (3121/2024/RAL), and other associated approvals identified in the table above.

- Key milestones achieved to date include the advancement of whole-of-site road network, servicing, and earthworks strategies, as well as the resolution of critical road alignment and access matters connecting the facility to Mount Juillerat Drive and Wesley Way.
- Delays in achieving transition to enclosed facility have primarily arisen from factors outside the applicant's direct control which include obtaining related approvals from multiple authorities, as well as the need to amend and coordinate road infrastructure arrangements with Council and adjoining landowners. These matters have now largely been resolved, enabling the next stage of works to proceed.
- In addition, the applicant has advised that the project was materially affected by the COVID-19 pandemic, which resulted in widespread delays due to labour shortages, supply chain disruptions, and increased financial and market uncertainty. These circumstances contributed to unavoidable delays in progressing the transition to the enclosed facility.
- The market has been quite turbulent with the waste reform occurring in Queensland, which has changed the market outlook for organics operators to progress projects with certainty. This includes the changes to the waste levy, the changes to the PFAS criteria for compost, and the food and garden organics (FOGO) rollout across Queensland.
- At this juncture, noting the above-described challenges and delays, it was not possible to construct the enclosed facility (as approved) in the time contained in the sunset clause.

Overall, the applicant has indicated in the application material an ongoing commitment to delivering the approved enclosed Biogas and Compost Manufacturing Facility under Development Approval 3827/2019/CA and has now reached a position where the critical enabling infrastructure and approvals are sufficiently resolved to allow the transition to proceed in an orderly and coordinated manner.

#### Key Concerns:

Upon receiving this application, Council officers identified the following key concerns:

- Environmental risk: The continued operation of the unenclosed facility presents potential risks to air quality, particularly considering the historical odour complaints associated with the Swanbank area.
- Odour management: Ongoing community concerns highlight the need for clear, enforceable odour mitigation measures to protect residential amenity.
- Transitional delays: Previous delays in transitioning from the unenclosed facility to the approved enclosed operation have raised concerns that any further extension

could unnecessarily prolong the existing interim use. Officers therefore identified the need for enforceable milestones to ensure timely progression to the approved enclosed facility under Development Approval 3827/2019/CA.

### Proposed Mitigation Measures

To address the above listed concerns, Council officers propose a suite of mitigation measures, including the following:

- Enforceable transition milestones: The inclusion of additional conditions requiring WMI to achieve specific and measurable milestones associated with the transition from the existing unenclosed facility to the enclosed Biogas and Compost Manufacturing Facility approved under Development Approval 3827/2019/CA. Failure to meet these milestones would result in the termination of the extended operational period, and all operations at the facility would be required to cease immediately.
- Environmental Authority amendment: WMI has obtained an amended Environmental Authority (EPPR00816413) issued by the Department of Environment, Tourism, Science and Innovation (DETSI). The amended Environmental Authority (EA) accelerates the cessation of acceptance of feedstock materials with high or very high odour ratings, bringing the compliance date forward from 30 September 2026 to align with the date of Council's determination of subject minor change Application (4335/2011/MAMC/E). The determination of this application will accelerate this restriction which is a further benefit. From the date of determination of this application, if approved feedstock materials with high or very high odour ratings, as identified in the Environmental Authority (EA), are prohibited from being received at the site. Other feedstock materials—such as green waste mulch and compostable materials—that do not meet the high or very high odour rating thresholds identified in the EA may continue to be accepted on site as part of the ongoing operation of the existing facility.

On the basis of the circumstances outlined by the applicant, and the mitigation measures outlined above, the proposed three-year extension to the operational period of the existing unenclosed facility is supported for the following reasons:

- The proposal facilitates a managed and time-limited transition from the existing unenclosed operation to the approved enclosed facility under Development Approval 3827/2019/CA, which represents the long-term planning and environmentally preferable outcome for the site.
- DETSI issued amended Environmental Authority (EA) provides immediate and enforceable controls over odour-generating inputs, thereby reducing potential amenity impacts during the interim period.
- The extension enables appropriate operational sequencing, procurement, and construction planning for the enclosed facility, avoiding abrupt disruption to waste

management services while continuing to implement odour reduction measures at the existing facility.

It should be noted that refusal of the proposed extension would require the existing facility to cease operations immediately, which would disrupt the planned transition of the facility to the enclosed Biogas and Compost Manufacturing Facility approved under Development Approval 3827/2019/CA. This would result in adverse environmental and amenity impacts, given the site’s current operational status, and would prevent the orderly parallel commissioning and decommissioning of facilities envisaged under the approved development framework on which this and other development approvals in the area were reliant upon.

On balance, and subject to the recommended conditions, the approval of this application assists with the transition of the use to reduce odorous feedstocks as an interim step to developing the site to include the technology solutions to project the community from the odour impacts of unenclosed compost. Most notably the inclusion of enforceable transition milestones with automatic cessation of the approval if not achieved, the immediate prohibition of high and very high odour feedstocks pursuant to the amended Environmental Authority (EA) from the date of Council’s decision, and a robust monitoring, reporting and enforcement framework; the residual environmental and amenity risks are considered manageable and acceptable. On this basis, a time-limited extension of three (3) years is supported, as it provides a clear, accountable and transparent pathway to the delivery of the approved enclosed facility as the long-term and preferred operational outcome for the site.

Swanbank Public Health Inquiry in relation to odour issues at Swanbank and New Chum.

In 2025, the Queensland Government conducted a Public Health Inquiry into odour impacts associated with industrial activities in the Swanbank and New Chum precincts. The Inquiry identified notable community amenity and health concerns, and recommended a suite of actions to improve air quality, reduce odour emissions, and protect community wellbeing. The table below summarises the Inquiry’s key recommendations and describes how the proposed three (3) year extension to the operational period aligns with those recommendations.

Public Health Inquiry Recommendations and Proposal Alignment:

Public Health Inquiry Recommendations:		Proposal Alignment:
1	<b>Provide some immediate relief</b> to the community from the most offensive odours by working with compost operators in the industrial areas	The proposed three (3) year extension to the operational period supports an orderly transition towards the enclosed facility already approved under Development Approval 3827/2019/CA. This enables operational sequencing and procurement without abrupt disruption, while facilitating continued implementation of
2	<b>Explore long-term solutions</b> to reduce odours, through the construction of enclosed composting operations or relocating composters.	

		<p>odour-reduction practices on the existing site.</p> <p>The long-term solution is the enclosed biogas/enclosed composting facility approved under Approval 3827/2019/CA. A limited extension to the operational period provides a managed bridge to that outcome, reducing transition risks and enabling compliance staging, infrastructure commissioning and alignment.</p>
3	<b>Apply Inquiry recommendations</b> to the other commercial composting sites in Ipswich.	<p>It should be noted that the subject site is located within the Swanbank Industrial Area which is within the investigation area for the Public Health Inquiry and accordingly, these recommendations are not directly relevant to the subject application.</p>
4	<b>Audit remaining odour-producing companies</b> and develop an odour management plan for the industrial areas.	
5	<b>Expand the air monitoring program</b> to better identify pollutants that may impact the community's health.	<p>Monitoring programs led by the State Government (DETSI) are continuing and are unaffected by the proposed extension to operational period.</p> <p>Continuity of operations under tighter feedstock controls of the amended EA can also provide better, comparable data during the transition to enclosed system.</p>
6	<b>Protect future residential developments</b> from being built too close to the odour sources.	<p>This is being addressed through State Government oversight and Ipswich City Council's planning framework. Ipswich Plan 2025 (effective 1 July 2025) incorporates appropriate separation and interface provisions.</p> <p>The proposed extension to operational period does not facilitate new sensitive development; it supports a time-limited transition to the approved enclosed facility.</p>
7	<b>Leverage existing laws and considering improvements to legislation</b> to better manage odour.	<p>Regulation of odour via the Environmental Authority (EA) remains a State Government (DETSI) function. The existing enclosed composting facility operates within that framework, including the recently amended Condition G1.1 of the Site's EA that restricts receipt of odorous feedstocks.</p>

<b>8</b>	<b>Set up an inter-departmental committee</b> to oversee and coordinate action.	Ongoing coordination between Ipswich City Council and the State Government (DETSI) continues.  The proposed extension to the operational period does not impede inter agency coordination and implementation of odour reduction initiatives.
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The proposed three-year extension provides a controlled, time-limited bridge to the approved enclosed composting facility. It supports continued odour management, protects community health, and aligns with the Swanbank Public Health Inquiry’s recommendations while minimising operational and transition risks.

### **LEGAL IMPLICATIONS**

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

*Planning Act 2016*  
*Planning Regulation 2017*

### **POLICY IMPLICATIONS**

Not applicable.

### **RISK MANAGEMENT IMPLICATIONS**

A risk to Council exists should the proposal not be determined in accordance with legislative requirements. The assessment and subsequent recommendations have been prepared to minimise the risk. Upon issuing the change application decision notice, the applicant may choose to appeal the council’s decision in the Planning and Environment P&E) Court.

### **FINANCIAL/RESOURCE IMPLICATIONS**

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

### **COMMUNITY AND OTHER CONSULTATION**

#### Referral Agencies

The original development application (4335/2011/MCU) and subsequent amendment applications required referral to several external agencies, as listed below:

- Department of Transport and Main Roads (DTMR) – Concurrence Agency for State Controlled Road matters

- Department of Environment and Heritage Protection (DEHP) – Concurrence relating to Contaminated Land
- Department of Natural Resources and Mines – Advice Agency for previous mining activities

These agencies are now represented by the Queensland Government State Assessment Referral Agency (SARA). The subject minor change application did not trigger referral to SARA. However, SARA, via correspondence dated 30 September 2019, agreed to certain changes related to DTMR conditions/requirements that were part of the original approval 4335/2011/MCU. A copy of this correspondence is included as Attachment 4 for reference.

#### Powerlink - Affected Entity

Minor Change application 4335/2011/MAMC/E triggered referral to Powerlink as an Affected Entity due to the fact that part of the development site (Lot 6 SP196914 – part of Centenary Highway, which provides access for the development site) is subject to a transmission entity easement. Powerlink, via correspondence dated 1 August 2025, advised that the agency did not object to the proposed changes subject of this minor change application and recommended the incorporation of conditions included within their affected entity response. A copy of Powerlink's affected entity response is included as Attachment 5 for reference.

#### Department of the Environment, Tourism, Science and Innovation (DETSI) – Swanbank Project, Industry, Development & Southeast Compliance - Third Party Advice

Minor Change Application 4335/2011/MAMC/E was referred to the Department of Environment, Tourism, Science and Innovation (DETSI) seeking third-party advice regarding the applicant's request to extend the operational approval period. DETSI provided third-party advice with the latest dated 28 October 2025, summarised as follows in relation to the proposed extension of the operational period:

- DETSI confirmed that the applicant had sought an amendment to Condition G1.1(c) of Environmental Authority (EA) EPPR00816413 to expedite the timeframe for ceasing the receipt of odorous feedstocks with a high or very high odour classification.  
It is noted that subsequent to this advice dated 28 October 2025, DETSI amended Condition G1.1 of the EA on 13 November 2025. The condition now requires the operator (WMI) to cease receiving odorous feedstocks, and feedstocks assessed as having a high or very high odour rating, by 30 September 2026, or from the date Ipswich City Council's approval of Application 4335/2011/MAMC/E takes effect— whichever occurs first.
- While the requested three-year extension to the approval period does not directly alter the specific conditions of WMI's EA, DETSI advised that such an extension is inconsistent with the department's strategic intent for the facility to transition to its enclosed biogas facility as early as possible. Nevertheless, DETSI acknowledged that any opportunity to expedite odour mitigation actions, including ceasing the use of

odorous feedstocks in the composting process, represents a positive outcome for the community and a reduction in the risk of nuisance odours.

- DETSI also recommended that Ipswich City Council consider any recommendations arising from the Swanbank Public Health Inquiry, undertaken in relation to odour issues at Swanbank and New Chum.

The recommendation to approve the request to extend the operational period of Development Approval 4335/2011/MAMC/D by an additional three (3) years is generally consistent with DETSI's third-party advice, subject to the inclusion of reasonable and relevant conditions. Importantly, upon approval, EA Condition G1.1(c) will be triggered, meaning the operator will no longer be permitted to receive feedstocks with a high or very high odour rating. Furthermore, the extension would enable appropriate operational sequencing, procurement, and construction planning for the enclosed facility, avoiding abrupt disruption to waste management services while continuing to implement odour reduction measures at the existing facility, which represents a positive community outcome and reflects a lower risk of nuisance odour emissions. As mentioned earlier in the report, this recommendation is also generally consistent with the recommendations of Swanbank Public Health Inquiry.

#### Public Notification

The original application 4335/2011/MCU required public notification, however, the subject minor change application (4335/2011/MAMC/E) did not trigger statutory public notification. For the original application, three (3) 'properly made' submissions were received. Two (2) of these submissions were generally supportive of the development, though raised objections to specific matters, while the third submission expressed general opposition to the development. The concerns raised in the submissions were addressed through the imposition of reasonable and relevant conditions in the original approval, including those imposed by the Department of Environment and Heritage Protection (DEHP) on noise and air quality matters. The proposed amendments subject of the current minor change application will not adversely affect the requirements or conditions incorporated to resolve the matters raised in the submissions.

While the minor change application (4335/2011/MAMC/E) did not trigger statutory public notification requirements, Council received one (1) 'not properly made' submission objecting to the proposed extension to the operational period of the unenclosed composting facility. The submission refers to the findings and recommendations of the Public Health Inquiry and asserts that the proposed extension to the operational period should not be approved, on the basis that it would exacerbate existing odour issues and adversely impact the health and amenity of Ipswich residents.

As identified above in the assessment of the proposal's alignment with the Public Health Inquiry recommendations, the proposed three-year extension is intended to operate as a controlled, time limited transition to the delivery of the already approved enclosed composting facility. Importantly, the extension does not represent an endorsement of the ongoing operation of unenclosed composting as a long-term outcome for the site.

Subject to the recommended conditions of approval—most notably:

- the implementation of enforceable transition milestones, with automatic cessation of the approval if those milestones are not achieved;
- the immediate prohibition of high and very high odour feedstocks, consistent with the amended Environmental Authority (EA), from the date of Council’s decision; and
- a strengthened monitoring, reporting, and compliance framework—

the residual environmental and amenity impacts associated with the temporary continuation of unenclosed operations are considered to be manageable and acceptable in the circumstances. On this basis, the proposed time limited extension of three (3) years provides a clear, transparent, and accountable pathway to the delivery of the approved enclosed composting facility, which remains the intended, preferred, and long-term operational outcome for the site.

#### Informal Public Engagement by the Applicant

The applicant has advised that they conducted community and stakeholder engagement in July 2025 with the primary objective of updating the community on the status of development related to the site, including the approved Enclosed Compost Manufacturing and Biogas Facility subject to Development Approval 3827/2019/CA. It is understood that the engagement process included the following:

- Email communication to some of the local Divisional Councillors.
- Letterbox drops between 18 July 2025 and 20 July 2025, reaching approximately 1,750 local residents in Redbank Plains and Ripley South areas within a 1.0-1.7 km radius from the development site.

It is understood that the letterbox pamphlets included a website link where residents could provide feedback.

Council officers have not been contacted by residents as a result of this informal public engagement by the applicant.

#### **CONCLUSION**

An assessment of the proposed three-year extension to the operational period has been undertaken. The proposal is generally consistent with the relevant assessment benchmarks and can be conditioned where necessary to ensure compliance. Considering the matters raised, including alignment with the Swanbank Public Health Inquiry recommendations, ongoing odour management programs, and the transition to the approved enclosed







composting facility, the proposed three-year extension to the operational period is considered appropriate.

It is therefore recommended that the minor change development application be approved in accordance with the recommendations and attachments of this report.

### HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Decision to agree to change, in part, the approval under 4335/2011/MAMC/D, subject to the amended and additional conditions outlined in this report.
(b) What human rights are affected?	<p>The applicant is a company and, as such, does not hold human rights under the <i>Human Rights Act 2019</i>.</p> <p><u><i>Privacy and reputation (s25 of the Human Rights Act 2019):</i></u></p> <p>The original development application (4335/2011/MCU) was subject to public notification and received three (3) properly made submissions, whereas the subject minor change application (4335/2011/MAMC/E) did not require public notification under the <i>Planning Act 2016</i>.</p> <p>The proposed decision to agree to change, in part, the original approval does not unjustifiably limit the right to privacy or reputation under section 25 of the <i>Human Rights Act 2019</i>. Submitters are clearly advised of statutory disclosure requirements before lodging submissions, and in this instance the submitter’s details are already published on Council’s Development.i in accordance with those requirements.</p> <p>Accordingly, the proposed decision is not considered to give rise to any human rights incompatibility.</p>
(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.

**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Draft Change Application Decision Notice and Cover Letter ( <i>under separate cover</i> ) 
2.	Approved Plans (approved as part of Development Approval 4335/2011/MAMC/D) ( <i>under separate cover</i> ) 
3.	Department of the Environment, Tourism, Science and Innovation (DETSI) Environmental Authority EPPR00816413 ( <i>under separate cover</i> ) 
4.	Referral Agency Response (SARA) (issued as part of previous amendment applications) ( <i>under separate cover</i> ) 
5.	Affected Entity Response (Powerlink) ( <i>under separate cover</i> ) 
6.	Third Party Advice Agency Response (Department of the Environment, Tourism, Science and Innovation - DETSI) ( <i>under separate cover</i> ) 

Sandeep Nanjappa  
**SENIOR PLANNER (DEVELOPMENT)**

I concur with the recommendations contained in this report.

Michael Simmons  
**RIPLEY VALLEY ASSESSMENT MANAGER**

I concur with the recommendations contained in this report.

Justin Bougoure  
**MANAGER, DEVELOPMENT SERVICES**

I concur with the recommendations contained in this report.

Brett Davey  
**GENERAL MANAGER (PLANNING AND REGULATORY SERVICES)**

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Doc ID No: A12508505

ITEM: 4  
SUBJECT: EXERCISE OF DELEGATION REPORT  
AUTHOR: MANAGER, DEVELOPMENT PLANNING  
DATE: 30 JANUARY 2026

### **EXECUTIVE SUMMARY**

This is a report concerning applications that have been determined by delegated authority for the period 14 November 2025 to 30 January 2026.

### **RECOMMENDATION/S**

**That the Exercise of Delegation report for the period 14 November 2025 to 30 January 2026 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 IMPLICATIONS**

This report and its recommendations are consistent with the following legislative provisions:  
*Local Government Act 2009*  
*Planning Act 2016*  
*Planning Regulation 2017*

## **POLICY IMPLICATIONS**

N/A

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

## **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 14 November 2025 to 30 January 2026.

## **HUMAN RIGHTS IMPLICATIONS**

<b>HUMAN RIGHTS IMPACTS</b>
<b>RECEIVE AND NOTE REPORT</b>
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.

## **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Applications Determined by Authority January 2026  
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Justin Bougoure  
**MANAGER, DEVELOPMENT PLANNING**

I concur with the recommendations contained in this report.

Brett Davey  
**GENERAL MANAGER (PLANNING AND REGULATORY SERVICES)**

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Doc ID No: A12508540

ITEM: 5  
SUBJECT: PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT  
AUTHOR: MANAGER, DEVELOPMENT PLANNING  
DATE: 30 JANUARY 2026

### **EXECUTIVE SUMMARY**

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

### **RECOMMENDATION/S**

**That the Planning and Environment Court Action status 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

### **PURPOSE OF REPORT/BACKGROUND**

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 Infrastructure, Planning and Assets Committee using this report from time to time.

Further information on these appeals can be found on the Planning and Environment Court web site.

### **LEGAL IMPLICATIONS**

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

*Planning Act 2016*  
*Planning Regulation 2017*

### **POLICY IMPLICATIONS**

N/A

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **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.

### **HUMAN RIGHTS IMPLICATIONS**

HUMAN RIGHTS IMPACTS
<b>RECEIVE AND NOTE REPORT</b>
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.

### **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Court Action Status Report January 2026  
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Justin Bougoure

**MANAGER, DEVELOPMENT PLANNING**

I concur with the recommendations contained in this report.

Brett Davey

**GENERAL MANAGER (PLANNING AND REGULATORY SERVICES)**

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