



City of  
**Ipswich**

## **AGENDA**

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

Tuesday, 17 March 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(02)**

**17 MARCH 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. 2026(01) OF 17 FEBRUARY 2026**

**RECOMMENDATION**

That the minutes of the Infrastructure, Planning and Assets Committee held on 17 February 2026 be confirmed.

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**OFFICERS' REPORTS**

2. **PROVISIONAL PROJECTS APPROVAL**

This is a report seeking Council consideration of, and capital funding for, the Provisional Projects listed in this report.

The projects have been suggested by the Division 3 Councillors for assessment against the Capital Investment in Provisional Projects Policy.

The project noted in this report have been assessed by the Asset and Infrastructure Services Department and are considered consistent with the policy and are tabled for consideration by Council to progress.

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RECOMMENDATION

That Council approve the Provisional Project listed below and progress to design and construction, in accordance with the Capital Investment in Provisional Projects Policy:

1. Division 3 – Installation of a Dog Bowl outside the Ipswich Nature Centre located within Queens Park, Ipswich - \$3,000.

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3. ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY REPORT JANUARY 2026

This is a report concerning the performance of the capital delivery by the Asset and Infrastructure Services Department for the month of January 2026.

RECOMMENDATION

That the report on capital delivery by the Asset and Infrastructure Services Department for the month of January 2026 be received and the contents noted.

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4. ANNUAL PROGRESS REPORT OF THE CITY OF IPSWICH LOCAL HOUSING ACTION PLAN (LHAP)

This report provides a first-year progress update of the City of Ipswich Local Housing Action Plan (LHAP), which was adopted by Council on 12 December 2024.

Of the 40 priority actions in the LHAP:

- 15 have been completed (or have delivered an action and are ongoing)
- 21 have commenced and are in progress
- 4 have not commenced.

The single-most significant completed action in 2025 was the adoption of the Ipswich City Plan 2025 on 1 July 2025. The policy changes brought about by the Ipswich City Plan 2025 have resulted in a range of measures that activate housing supply and diversity through new residential zoned land, increased opportunities for infill housing in existing urban areas, a greater mix of lot sizes and housing types and removal of regulatory barriers for secondary dwellings and dual occupancies across the City.

Other key achievements include:

- The establishment of the LHAP working group
- Adoption of Council's Housing Diversity and Affordability Incentives Policy

- Progressing the Western Corridor Structure Plan
- Unlocking four (4) hectares of land at Bundamba on surplus government land for housing by Economic Development Queensland
- Delivering housing for families recovering from domestic and family violence

The 21 actions that have commenced mainly involve a longer time horizon or relate to an ongoing action about advocacy (e.g. reforming the state infrastructure charging framework). These actions may be delivered more incrementally over time.

The four (4) actions that have not commenced are primarily actions which require action from an external organisation (e.g. State Government).

#### RECOMMENDATION

- A. That the contents of this report outlining the first-year progress of LHAP priority actions be received and noted.
- B. That the LHAP and LHAP priority actions be revised during 2026 as part of Council's ongoing efforts to address the housing challenges facing the City of Ipswich.

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#### 5. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 30 January 2026 to 26 February 2026.

#### RECOMMENDATION

That the Exercise of Delegation report for the period 30 January 2026 to 26 February 2026 be received and the contents noted.

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#### 6. 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.

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#### NOTICES OF MOTION

**MATTERS ARISING**

**QUESTIONS / GENERAL BUSINESS**



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

**17 FEBRUARY 2026**

MINUTES

**COUNCILLORS' ATTENDANCE:**

Councillor Andrew Antoniolli (Chairperson); Councillors Paul Tully (Deputy Chairperson), Mayor Teresa Harding, Deputy Mayor Nicole Jonic (via audio-link), Pye Augustine, Marnie Doyle, David Martin, Jim Madden and Councillor Jacob Madsen (Observer)

**COUNCILLOR'S APOLOGIES:**

Nil

**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), General Manager Community, Cultural and Economic Development (Ben Pole), General Manager Environment and Sustainability (Kaye Cavanagh), Manager, Development Services (Justin Bougoure), Development Delivery Manager (Amit Giri), Ripley Valley Assessment Manager (Michael Simmons), Manager, Capital Program Delivery (Graeme Martin), Manager, Natural Environment (Phil A Smith), Manager Fleet Services (Darren Scott), Manager Media, Communications and Engagement (Mark Strong), Senior Media Officer (Darrell Giles), and Venue Technician (Thomas Haag)

**WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY**

Councillor Andrew Antoniolli (Chairperson) delivered the Acknowledgement of Country

**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(11) OF 2 DECEMBER 2025**

**RECOMMENDATION**

Moved by Councillor Marnie Doyle:

Seconded by Councillor Jim Madden:

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

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

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 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**

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 December 2025 be received and the contents noted.**

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Augustine

Doyle

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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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

Moved by Councillor Andrew Antonioli:  
Seconded by Deputy Mayor Nicole Jonic:

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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Councillor Jacob Madsen (Observer) arrived at the meeting at 9.17 am.

ADJOURN MEETING

RECOMMENDATION

Moved by Councillor Paul Tully:  
Seconded by Councillor Jim Madden:

**That the meeting be adjourned at 10.06 am to reconvene at 10.25 am.**

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Antonioli	Nil
Tully	
Harding	
Jonic	
Augustine	

Doyle  
Martin  
Madden

The motion was put and carried.

The meeting reconvened at 10.27 am.

MOVE INTO CLOSED SESSION  
RECOMMENDATION

Moved by Councillor Andrew Antonioli:

Seconded by Councillor Marnie Doyle:

**That in accordance with section 254J(3)(e) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 3 titled **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).****

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Antonioli

Nil

Tully

Harding

Jonic

Augustine

Doyle

Martin

Madden

The motion was put and carried.

The meeting moved into closed session at 10.29 am.

MOVE INTO OPEN SESSION

RECOMMENDATION

Moved by Councillor Andrew Antonioli:

Seconded by Mayor Teresa Harding:

**That the meeting move into open session.**

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Antonioli

Nil

Tully

Harding

Jonic

Augustine  
Doyle  
Martin  
Madden

The motion was put and carried.

The meeting moved into open session at 11.14 am.

\*\*\*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

Moved by Councillor Andrew Antonioli:  
Seconded by Deputy Mayor Nicole Jonic:

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).

Councillor Paul Tully proposed the following amendment to the original motion which was seconded by Councillor Jim Madden:

That the motion be amended by deleting the word 'agree' and inserting the word 'refuse' in its place.

The mover and seconder of the original motion did not agree to the proposed amended motion.

Deputy Mayor Nicole Jonic foreshadowed that she would move an alternate motion in the event that Councillor Paul Tully's motion was lost:

That the matter be laid on the table until the next Council meeting to allow officers to provide detail in relation to the regulatory provisions.

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

The motion for the proposed amendment to the original motion was put and carried.

#### RECOMMENDATION

Moved by Councillor Andrew Antoniolli:  
Seconded by Deputy Mayor Nicole Jonic:

**That Council refuse 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).**

\*\*\*

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

The motion was put and carried.

#### Attachments

1. Presentation for Item 3 - Development Application 4335/2011/MAMC/E

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

Moved by Councillor Andrew Antonioli:

Seconded by Councillor Marnie Doyle:

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

AFFIRMATIVE

Councillors:

Antonioli

Tully

Harding

Jonic

Augustine

Doyle

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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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

Moved by Councillor Andrew Antonioli:

Seconded by Councillor Paul Tully:

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

AFFIRMATIVE

Councillors:

Antonioli

Tully

Harding

Jonic

Augustine

NEGATIVE

Councillors:

Nil

Doyle  
Martin  
Madden

The motion was put and carried.

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**NOTICES OF MOTION**

Nil

**MATTERS ARISING**

Nil

**QUESTIONS / GENERAL BUSINESS**

Nil

**PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 9.02 am.

The meeting closed at 11.34 am.

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\*\*\* Amended Council Ordinary Meeting of 26 February 2026

Doc ID No: A12632042

ITEM: 2  
SUBJECT: PROVISIONAL PROJECTS APPROVAL  
AUTHOR: INFRASTRUCTURE STRATEGY AND PLANNING MANAGER  
DATE: 26 FEBRUARY 2026

### **EXECUTIVE SUMMARY**

This is a report seeking Council consideration of, and capital funding for, the Provisional Projects listed in this report.

The projects have been suggested by the Division 3 Councillors for assessment against the Capital Investment in Provisional Projects Policy.

The project noted in this report have been assessed by the Asset and Infrastructure Services Department and are considered consistent with the policy and are tabled for consideration by Council to progress.

### **RECOMMENDATION/S**

**That Council approve the Provisional Project listed below and progress to design and construction, in accordance with the Capital Investment in Provisional Projects Policy:**

- 1. Division 3 – Installation of a Dog Bowl outside the Ipswich Nature Centre located within Queens Park, Ipswich - \$3,000.**

### **RELATED PARTIES**

There are no known conflicts of interest associated with this report.

### **IFUTURE THEME**

Vibrant and Growing

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

Council has an adopted Capital Investment in Provisional Projects Policy (the Policy) that enables the community and elected representatives to put forward capital projects that are not currently included for delivery in the three-year capital works program.

Councillors have engaged with their community and as a result have put forward projects to be considered by the Asset and Infrastructure Services Department.

Council officers have assessed the nominated projects against the Policy. Based on this assessment, the Provisional Project outlined in Table 1 below are presented for consideration by Council. Further details on the project can be viewed in Attachment 1 of this report.

**Table 1 – Proposed Provisional Projects**

Division	Project	Order of Cost
1	Installation of a Dog Bowl outside the Ipswich Nature Centre within Queens Park, Ipswich	\$3,000

**LEGAL IMPLICATIONS**

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

**POLICY IMPLICATIONS**

This report and its recommendations are consistent with the Capital Investment in Provisional Projects Policy.

**RISK MANAGEMENT IMPLICATIONS**

There are no risks associated with the proposed Provisional Project as outlined in this report.

**FINANCIAL/RESOURCE IMPLICATIONS**

The Council has committed to Provisional Projects in the 2025-2026 budget. The project proposed in this report is to be allocated from funds already approved by Council and no additional funds are being sought.

**COMMUNITY AND OTHER CONSULTATION**

No formal consultation has been conducted in relation to this report.



**CONCLUSION**

The Asset and Infrastructure Services Department has assessed the proposed Provisional Projects. This assessment concluded that the projects outlined in this report are in accordance with the Provisional Projects Policy and may be progressed to construction should Council determine to proceed with it.

**HUMAN RIGHTS IMPLICATIONS**

<b>HUMAN RIGHTS IMPACTS</b>	
<b>OTHER DECISION</b>	
(a) What is the Act/Decision being made?	The recommendation states that Council approve the Provisional Project listed below progress to design and construction, in accordance with the Capital Investment in Provisional Projects Policy:  1. Division 3 – Installation of Dog Bowl outside the Ipswich Nature Centre located within Queens Park, Ipswich - \$3,000
(b) What human rights are affected?	Nil
(c) How are the human rights limited?	Nil
(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**

1.	Division 3 - Provisional Project Proposal  
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Mary Torres  
**INFRASTRUCTURE STRATEGY AND PLANNING MANAGER**

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”*

### **Division 3 – Proposed Provisional Project**

#### **1. Installation of a Dog Bowl outside the Ipswich Nature Centre within Queens Park, Ipswich**

##### **Proposal**

The local community have suggested that when they attend Queens Park, they would benefit by having a dog bowl installed at the existing tap.

*Outside the Ipswich Nature Centre, off Goleby Avenue*



**Order of Cost** – Project is in the order of \$3,000

This cost includes the installation of a dog bowl, however it also does include some additional plumbing work to the spring tap to facilitate the installation of the dog bowl.

Doc ID No: A12596883

ITEM: 3

SUBJECT: ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY  
REPORT JANUARY 2026

AUTHOR: PRINCIPAL OFFICER (PROGRAM MANAGEMENT)

DATE: 20 FEBRUARY 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 January 2026.

### **RECOMMENDATION/S**

**That the report on capital delivery by the Asset and Infrastructure Services Department for the month of January 2026 be received and the contents noted.**

### **RELATED PARTIES**

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

### **IFUTURE THEME**

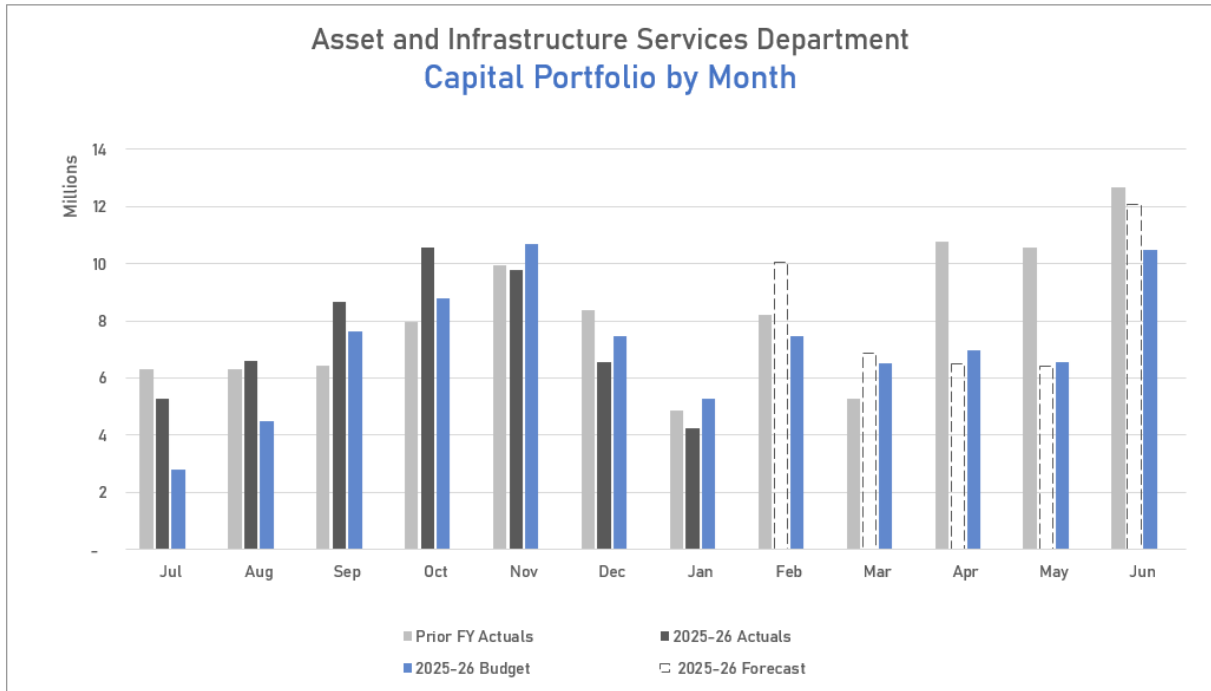
Vibrant and Growing

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

The Asset and Infrastructure Services Department's Capital Works Program achieved a monthly expenditure of \$4.23 million for the month of January, against a baseline budget of \$5.27 million, resulting in a negative variance of \$1.04 million.

The year-to-date expenditure sits at \$51.65 million against an adopted budget for the financial year of \$85.09 million, leaving a remaining budget of \$33.44 million.

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



AIS Deliverable (January 2026)	MTD				
	Actuals	Budget	Variance (Budget - Actuals)	Forecast	Variance (Forecast - Actuals)
	\$	\$	\$	\$	\$
Asset Rehabilitation	1,651,218	2,860,319	1,209,101	2,633,356	982,138
Local Amenity	24,205	40,000	15,795	9,818	(14,387)
Flood Mitigation and Drainage	245,894	16,667	(229,227)	16,667	(229,227)
Parks and Recreation	103,119	-	(103,119)	75,000	(28,119)
Parks Sport and Environment	-	-	-	-	-
Transport And Traffic	1,599,927	1,792,910	192,983	1,595,413	(4,514)
Project Overheads	211,044	-	(211,044)	-	(211,044)
<b>Infrastructure Program</b>	<b>3,835,407</b>	<b>4,709,896</b>	<b>874,489</b>	<b>4,330,254</b>	<b>494,847</b>
Fleet	386,442	556,950	170,508	519,550	133,108
Other	4,621	-	(4,621)	-	(4,621)
<b>Capital Works Program</b>	<b>4,226,470</b>	<b>5,266,846</b>	<b>1,040,376</b>	<b>4,849,804</b>	<b>623,334</b>

**Asset Rehabilitation** overall, achieved an actual spend of \$1.65 million for the month of January.

Sealed road rehabilitation works on Adelong Avenue, Thagoona, reached practical completion in early January, with only minor defects outstanding. These items are scheduled for rectification by early February. Due to the timing of contractor claim submissions, expenditure recorded in January totalled \$124,392 against a nil baseline budget. Only minimal additional costs are anticipated in February to close out the project.

Progress on the Purga School Road bridge replacement continued steadily through January. Minor delays associated with guardrail bolt positioning and reinforcement were resolved during the month, allowing works to advance as planned. With bridge abutments and the headstock now complete, deck kerb forming and concrete pours are currently underway. Detour signage remains in place to support traffic management throughout the construction period. January expenditure totalled \$494,000 against a baseline of \$1.176 million, reflecting the revised construction phasing. The project remains on track, with works expected to continue into early Q4 of the current financial year.

Lighting upgrade works at the Tivoli Sporting Complex recorded a nil spend against the January baseline budget of \$270,000 due to the timing of invoice receipt. The works are now complete with the practical completion certificate having now been issued, and the outstanding invoices expected to be assessed and processed in early February.

The Road Resurfacing Program recorded \$30,632 in expenditure for January against a baseline budget of \$742,483. Resurfacing works in Areas 1, 2, 6, 7, 8 and 9 are now complete, with line marking in Area 5 expected to be finished in early February. Works in Area 4 are scheduled to begin in mid-February following delays related to a contractor change and re-tendering. The program remains on track for completion in Quarter 3 of this financial year.

Design work for the traffic signal controller upgrade and the replacement of aging overhead lanterns at the Eagle Street and Kruger Parade intersection has now been completed. Due to the rephasing of the delivery stage, no expenditure was recorded against the \$127,000 January budget. Installation works are scheduled to commence in April.

**Local Amenity** had an actual expenditure of \$24,205 for the month.

**Transport and Traffic** overall, achieved an actual spend of \$1.60 million for the month of January.

Service relocation works at the Ripley Road and Reif Street intersection continued throughout January. Telstra's relocation activities are now expected to be completed by late February, which is delaying Council's civil contractor from commencing on site. As a result of these delays, project completion is now forecast for August. Council will continue to closely monitor progress and identify opportunities to improve efficiencies as works advance. January expenditure totalled \$4,956 against a budget allocation of \$443,750, reflecting delays associated with the extended service relocation phase.

Early service relocation works for the Springfield Parkway Stage 2 Strategic Transport Upgrade continued throughout January. Watermain installation remained the primary focus, with

additional redesigns now underway following the identification of new service clashes. Planning for gas main relocations has also resumed, ensuring all underground services are coordinated ahead of major construction. Preparation of tender documentation for the civil works contract is progressing, marking a key step toward the next phase of delivery. For the month of January, the project incurred a spend of \$683,950 against a baseline budget \$484,973.

Council continues to advance the three stages of the Ripley and Fischer Road upgrades, with some budget variances emerging as detailed planning and early works progress. Stage 1 has been accelerated, bringing civil works forward earlier than originally scheduled and resulting in earlier expenditure tied to final design activities and service location works. For Stages 2 and 3, additional design requirements, environmental compliance obligations, and timing differences in budget phasing have contributed to higher-than-forecast expenditure at this stage of the program. Across all three stages, January expenditure totalled \$564,000 against a baseline budget of \$474,000, reflecting the combined impact of these scheduling and planning adjustments.

**Parks and Recreation** overall achieved an actual spend of \$103,119.

**Flood Mitigation and Drainage** overall, achieved an actual spend of \$245,894 for the month of January.

**Fleet** experienced a \$386,442 spend for the month.

In January, the Waste Truck Replacement Program recorded no expenditure against its baseline budget of \$426,000 due to the rescheduled delivery of two trucks now expected in February.

The Minor Plant Program reported actual expenditure of \$332,047 against a \$35,000 baseline, driven by the procurement of four (4) additional out-front mowers.

The Major Plant Acquisitions Program incurred \$54,687 in expenditure against a nil baseline allocation for January, relating to trailer purchases.

### **Summary**

The Capital Works program of the Asset and Infrastructure Services Department continued the financial year on a positive note, with this month spending slightly below the anticipated monthly budget. For the month, the Department reported a total expenditure of \$4.23 million, against a baseline budget of \$5.27 million.

Expenditure for the month was \$1.04 million below budget, influenced by several timing-related factors. Key contributors for the month included the deferral of waste truck deliveries to February, current phasing of works on the Purga School Road bridge replacement, and ongoing delays in third-party service relocations for the Ripley Road and Reif Street intersection upgrade all contributed to reduced monthly spending.

Spending across the program remained closely aligned with forecast expectations, with only minimal variance from the approved budget. Reflecting strong cost management and consistent financial oversight.

As the department moves into the second half of the financial year, it maintains a solid operational position, supported by steady progress across major activities. Key milestones have generally been achieved as planned, demonstrating disciplined program management and sustained delivery momentum. The department will continue to monitor performance indicators to ensure effective financial and program tracking continues to occur, maintaining a strong position to meet year-end financial targets.

**Major Projects – Springfield Parkway Upgrade**

Construction activities have recommenced following the Christmas shutdown, with works progressing in line with the approved program. This month’s efforts were primarily focused on watermain installation. During these works, additional service clashes were identified, necessitating redesign and subsequent approval from Urban Utilities prior to implementation.

The redesign of the tie-in locations—arising from Urban Utilities’ trial shutdowns—is nearing completion and will soon be submitted for final approval. Stormwater drainage installation will resume once the watermain works are finalised.

Planning for the gas main relocation has also resumed, supported by the return of key AGIG (formerly APA Gas) personnel at the end of January 2026. Concurrently, preparation of the Pre-Market Approval and tender documentation for the Stage 2 Civil Works contract is underway.

Throughout the month, the project team has continued to prioritise the closeout of all remaining Stage 1 and Stage 3 items through targeted engagement with relevant stakeholders, including DTMR.

Community and stakeholder engagement remains strong, with zero complaints recorded for the period, indicating that current engagement measures continue to be effective.

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

Milestone	Actuals	Actuals Year to date	Target for 25/26
Practical Completion	3	31	67

As at end of January, shows 31 projects has 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	25
Construction in Progress	8
Practically Complete	31

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

**Local Amenity - Provisional Projects**

For the January 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>	

**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

**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>TIDS (Transport Infrastructure Development Scheme)</b>				
<b>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)</b>				
<b>Federal Funded</b>				
Jasmine Street, Bellbird Park	\$1,777,273	\$1,777,273	1/07/25	In acquittal stage
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)</b>				
<b>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</b>				
<b>Federal Funded</b>				
Purga School Road, Purga	\$5,000,000	\$8,185,876	31/10/2026	In Progress
<b>Blackspot Program 2023-2024</b>				
<b>Federal Funded</b>				
Robertson Road and Whitehill Road, Eastern Heights	\$694,000	\$694,000	30/06/2025	Completed

School Transport Infrastructure Program	State Funded			
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	Completed
Walloon State School	\$140,000	\$280,000	30/04/2026	In Progress
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
SEQ Liveability Fund	State Funded			
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
2024 - 28 Local Government Grants and Subsidies Program (2024-28 LGGSP)				
Condition Assessment for Stormwater Network Assets	\$720,000	\$1,200,000	30/06/2028	In Progress
MP Commitment	State Funded			
Vyleen White Memorial - Kholo Gardens	\$20,000	\$20,000	30/06/2025	Completed
Residential Activation Fund	State Funded / Joint Funded			
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

## 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

1.	Appendix A - Asset Rehabilitation Report <a href="#">↓</a> 
2.	AIS Capital Portfolio Update Report - January 2026 <a href="#">↓</a> 

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.


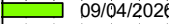


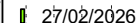


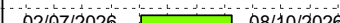














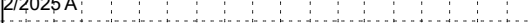

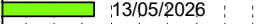










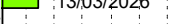


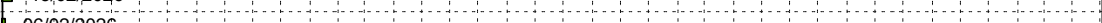







Seren McKenzie

### 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 : 01/02/2026 Published On : 30/01/2026														
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	Q2		
<b>Program: Asset Rehab</b>					05/12/2031															
<b>Subprogram: Bridge and Culvert Rehabilitation</b>					17/03/2028															
INF04313	Strong's 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	2025 A															
INF04362	Tallegalla Rd Culvert	4. Practically Complete	20/05/2025 A	TALLEGALLA	2025 A															
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	Fawcner Crescent Stormwater Drainage Rel	3. Handed Over for Execution	14/04/2026	Barellan Point	14/04/2026															
INF04966	Railway Street Stormwater Drainage Relinin	3. Handed Over for Execution	17/04/2026	Rosewood	17/04/2026															
INF05140	Mount Walker West Rd BR Relining 25	6. Rejected	01/12/2025 A	Mount Walker	1/2025 A															
INF04669	Blackall St DR 24	4. Practically Complete	24/11/2025 A	Ipswich	2025 A															
INF05352	Clem St BR 2	2. TSR Issue and Acceptance	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	3. Handed Over for Execution	11/09/2026	Rosewood	11/09/2026															
INF05355	Nerima Gardens Pond RE 26	2.3 Detail Design	11/09/2026	Ipswich	11/09/2026															
INF05356	Mary St BR 26	3. Handed Over for Execution	11/09/2026	Blackstone	11/09/2026															
INF04965	Pine Mountain Rd BR 23	3. Handed Over for Execution	01/05/2026	Brassall	01/05/2026															
<b>Subprogram: Drainage Rehabilitation</b>					08/09/2028															
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	08/09/2027	WOODEND	08/09/2027															
INF04251	East Ipswich Catchment Stage 1 DR	4. Practically Complete	01/10/2025 A	EAST IPSWICH	A															
INF04252	East Ipswich Catchment Stage 2 DR	3. Handed Over for Execution	25/09/2026	EAST IPSWICH	25/09/2026															
INF04249	Woodend Catchment Stage 1 DR20	3. Handed Over for Execution	09/04/2027	WOODEND	09/04/2027															
INF04800	Champions Way DR 22	4. Practically Complete	23/01/2026 A	Willowbank	23/01/2026 A															
INF04680	Lowry Ln and Colvin St DR 24	3.1 Construction in Progress	29/04/2026	North Ipswich	29/04/2026															
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	02/02/2026	Various	02/02/2026															
INF05188	181 St Augustine's Drive Sediment Forebay	3.1 Construction in Progress	29/05/2026	Augustine Heights	29/05/2026															
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	10/03/2026	North Ipswich	10/03/2026															
INF04690	Lamington Rd DR 23	3. Handed Over for Execution	24/03/2026	North Ipswich	24/03/2026															
INF04684	Pelican, Canning and Pine St DR 23	3. Handed Over for Execution	17/03/2026	North Ipswich	17/03/2026															


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)

		<h3 style="text-align: center;">Asset and Infrastructure Services Department</h3> <h4 style="text-align: center;">Asset Rehabilitation Progress Report</h4>				Data Date : 01/02/2026 Published On : 30/01/2026												
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	Q2
INF04676	Harlin Rd DR 24	3. Handed Over for Execution	09/04/2026	Coalfalls														
INF04674	Ferguson and Gulland St DR 23	3. Handed Over for Execution	20/03/2026	North Ipswich														
INF05426	Park St DR 26	2.3 Detail Design	09/09/2026	Ipswich														
INF05472	Willowbank Lease A Dirt Track Pipe Rehabil	3. Handed Over for Execution	27/02/2026	Willowbank														
INF04671	Campbell St DR 24	1. Brief Development	08/12/2026	Woodend														
INF04686	Smith St DR 24	1. Brief Development	09/12/2026	North Ipswich														
INF04682	Panton St DR 24	1. Brief Development	08/10/2026	Woodend														
INF04677	Hawthorne DR 24	1. Brief Development	09/12/2026	Coalfalls														
INF04694	Lawrence St DR 24	1. Brief Development	10/12/2026	North Ipswich														
INF04692	Lingard St DR 24	1. Brief Development	02/03/2027	Woodend														
<b>Subprogram: Facility Rehabilitation</b>			26/09/2028															
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														
INF05110	Goodna SES Complex Sewer Connection 2	3. Handed Over for Execution	14/07/2026	Goodna														
INF05145	Ipswich Art Gallery RW 25	2.3 Detail Design	18/02/2027	Ipswich														
INF04834	Air Conditioning RE 23	5. Management / Financial	30/06/2028	Various														
INF05183	Rosewood Library Reactive Works	5. Management / Financial	30/06/2026	Rosewood														
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														
INF05367	Ipswich RSL Floor RE 26	2.3 Detail Design	30/04/2027	Ipswich														
INF05368	Ipswich Art Gallery RSS 26	2.3 Detail Design	13/05/2026	Blackstone														
INF05373	Home Assist Depot Thermal UF 26	3. Handed Over for Execution	30/04/2026	Riverview														
INF05371	Ipswich Civic Centre Plant Deck 26	2.3 Detail Design	26/09/2028	Ipswich														
INF05370	Incinerator Theatre Chimney RE 26	2.2 Concept Complete	18/09/2026	Ipswich														
INF05369	Ipswich Art Gallery DR 26	2. TSR Issue and Acceptance	29/10/2026	Ipswich														
INF05375	Redbank Plains Library RW 26	3. Handed Over for Execution	07/04/2026	Redbank Plains														
INF05363	Drinking Water Unit RE 26	5. Management / Financial	18/12/2026	Various														
INF05364	Whyte Family CH Roof RE 26	2.4 Detail Design Complete	10/09/2026	Ipswich														
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														
INF05372	Ipswich Motorsport Precinct L 26	3. Handed Over for Execution	13/03/2026	Willowbank														
LCC00039	Rosewood Library IBW 25	3. Handed Over for Execution	08/05/2026	Rosewood														
INF05238	Norman St 5 Minor Refurbishment	6. Rejected	14/04/2026	East Ipswich														
INF05442	Goodna RL Clubhouse Ceiling Rehab 26	3. Handed Over for Execution	13/02/2026	Goodna														
INF05461	Refurbishment works at 9 Norman St East I	3. Handed Over for Execution	06/02/2026	East Ipswich														
<b>Subprogram: Gravel Road Rehabilitation</b>			30/06/2028															
INF10005	Gravel Resheeting	5. Management / Financial	30/06/2028	Various														
<b>Subprogram: Kerb and Channel Rehabilitation</b>			06/12/2029															
INC00063	Kerb and Channel Rehabilitation - Unallocat	5. Management / Financial	02/07/2027	Various														
INF04292	Cross St KR 22	4. Practically Complete	12/09/2025 A	RACEVIEW														
INF04718	Barns Ct KR 24	4. Practically Complete	12/12/2025 A	Silkstone														
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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		Asset and Infrastructure Services Department Asset Rehabilitation Progress Report				Data Date : 01/02/2026 Published On : 30/01/2026												
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	Q2
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>															
INF04190	Rex Hawke Pk F 20	3. Handed Over for Execution	26/03/2026	REDBANK PLAINS	26/03/2026													
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	07/05/2026	Various	07/05/2026													
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	2/2025 A													
INF04759	Grande Pk PG 24	3. Handed Over for Execution	14/07/2026	Springfield Lakes	14/07/2026													
INF05154	Robelle Domain Water Play Rehab 24	4. Practically Complete	17/12/2025 A	Springfield Central	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	15/12/2027	Various	15/12/2027													
INF05241	John William Park Fence Replacement	4. Practically Complete	03/11/2025 A	Collingwood Park	25 A													
INF05379	Norm Craswell Pk PG RE 26	3. Handed Over for Execution	10/09/2027	Redbank Plains	10/09/2027													
INF05377	Paddington Pk PG RE 26	3. Handed Over for Execution	09/09/2026	Flinders View	09/09/2026													
INF05398	Henry Lawson Bicentennial Park Playgrounc	3. Handed Over for Execution	27/03/2026	Walloon	27/03/2026													
INF05113	Sutton Pk FE R 23	3. Handed Over for Execution	16/07/2026	Brassall	16/07/2026													
INF05380	Brassall Bikeway Electricity Box RE26	4. Practically Complete	08/10/2025 A	Brassall	A													
INF05381	Orion Lagoon Switchboard RE 26	3. Handed Over for Execution	28/04/2026	Springfield Central	28/04/2026													
<b>Subprogram: Path Rehabilitation</b>			<b>30/06/2028</b>															
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	5 A													
INF04354	Tallon St FR 21	2.4 Detail Design Complete	09/11/2026	SADLIERS CROSSING	09/11/2026													
INF04336	Prospect St FR 21	4. Practically Complete	30/01/2026 A	SILKSTONE	30/01/2026 A													
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	2.3 Detail Design	28/04/2026	Ipswich	28/04/2026													
<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	25 A													
INF04320	Campbell St LR 23	3.1 Construction in Progress	06/02/2026	WOODEND	06/02/2026													
INF04319	Enterprise St LR 23	4. Practically Complete	06/11/2025 A	WULKURAKA	25 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	12/2025 A													

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 : 01/02/2026 Published On : 30/01/2026														
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	Q2		
INF02768	River Road LR 18	2.3 Detail Design	09/05/2029	Redbank																
INF04717	Willowtree Dr LR 24	2.4 Detail Design Complete	12/11/2027	Flinders View																
INF02770	Jalrock Pl LR 18	4. Practically Complete	10/11/2025 A	Carol Park																
INF04715	Augusta Pwy LR 24	3. Handed Over for Execution	14/09/2026	Brookwater																
INF04722	Old Logan Rd LR 25	2.4 Detail Design Complete	26/10/2026	Camira																
INF04716	Kingfisher Ct LR 24	4. Practically Complete	01/12/2025 A	Bundamba																
INF04945	Springfield Lakes Blvd LR 26	2.1 Concept Design	12/10/2029	Springfield Lakes																
INF04946	Cedar Rd - Stage 1Blk3,4,5 LR27	2.3 Detail Design	04/09/2028	Redbank Plains																
INF04735	Brisbane Tce LR 27	2.4 Detail Design Complete	11/12/2026	Goodna																
INF04733	Griffith Rd LR 26	2.2 Concept Complete	16/02/2029	Ipswich																
INF04732	Creek St LR 26	2.4 Detail Design Complete	18/12/2028	Bundamba																
INF04720	Church St LR 25	2.4 Detail Design Complete	05/02/2027	Goodna																
INF04736	Cedar Rd - Stage 2 LR 27	2.3 Detail Design	05/12/2031	Redbank Plains																
INC00089	Road Resurfacing	5. Management / Financial	30/06/2028	Various																
INF05191	Resurfacing Area 1 LR 25-26	4. Practically Complete	14/11/2025 A	VARIOUS																
INF05192	Resurfacing Area 2 LR 25-26	4. Practically Complete	14/11/2025 A	VARIOUS																
INF05194	Resurfacing Area 4 LR 25-26	3.1 Construction in Progress	27/03/2026	VARIOUS																
INF05195	Resurfacing Area 5 LR 25-26	3.1 Construction in Progress	13/02/2026	VARIOUS																
INF05196	Resurfacing Area 6 LR 25-26	4. Practically Complete	03/10/2025 A	VARIOUS																
INF05197	Resurfacing Area 7 LR 25-26	4. Practically Complete	10/10/2025 A	VARIOUS																
INF05199	Resurfacing Area 9 LR 25-26	4. Practically Complete	03/11/2025 A	VARIOUS																
INF05198	Resurfacing Area 8 LR 25-26	4. Practically Complete	12/12/2025 A	VARIOUS																
INF04730	Whitehill Rd LR 26	2.1 Concept Design	10/12/2029	Raceview																
INF04727	Mary St LR 26	2.1 Concept Design	20/12/2028	Blackstone																
INF04724	Mica St LR 25	2.1 Concept Design	08/12/2028	Carol Park																
INF04726	Lobb St LR 26	2.1 Concept Design	08/12/2028	Churchill																
INF05310	Taloma Avenue Road Rehabilitation	2.1 Concept Design	06/12/2029	Chuwar																
INF05306	Albert Street Road Rehabilitation	2.1 Concept Design	22/12/2028	Rosewood																
INF05307	Boundary Street Rehabilitation	2.1 Concept Design	13/12/2028	Moore's Pocket																
INF05308	Lansdowne Way Road Rehabilitation	2.1 Concept Design	09/04/2029	Chuwar																
INF05309	Smiths Road Rehabilitation	2.1 Concept Design	05/12/2031	Goodna																
INF05311	Woodend Road Rehabilitation	2.1 Concept Design	06/12/2029	Woodend																
INF05325	Resurfacing Area 5 LR 26-27	2.3 Detail Design	08/10/2026	VARIOUS																
INF05327	Resurfacing Area 7 LR 26-27	2.3 Detail Design	07/10/2026	VARIOUS																
INF05328	Resurfacing Area 8 LR 26-27	2.3 Detail Design	08/10/2026	VARIOUS																
INF05481	Daisy Ave Road Resurfacing 26	4. Practically Complete	12/01/2026 A	North Ipswich																
INF04721	Junction Rd LR 25	1. Brief Development	10/01/2030	Karalee																
INF04728	Reif St LR 26	1. Brief Development	10/01/2030	Flinders View																
INF04731	Cobalt St LR 26	1. Brief Development	09/08/2029	Carole Park																
INF04725	Collingwood Dr LR 26 (Draft)	1. Brief Development	18/12/2030	Collingwood Park																
<b>Subprogram: Sports Facility Rehabilitation</b>			30/06/2028		Subprogram: Sports Facility Rehabilitation															
INF04748	Redbank Plains Reserve L 23 (D&C)	4. Practically Complete	16/06/2023 A	REDBANK PLAINS																
INF04747	Limestone Pk Netball Court SR 23	3. Handed Over for Execution	02/04/2027	Ipswich																
INF05185	Electrical Pit Rehabilitation Works	5. Management / Financial	30/06/2027	Various																
INF04761	Sports Field Lighting Reactive Works	5. Management / Financial	30/06/2028	Various																

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		<h3 style="text-align: center;">Asset and Infrastructure Services Department</h3> <h4 style="text-align: center;">Asset Rehabilitation Progress Report</h4>				Data Date : 01/02/2026 Published On : 30/01/2026												
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	Q2
INC00031	Sports Facility Rehabilitation Projects	5. Management / Financial	30/06/2028	Various	[Progress bar]													
INF05184	Pool Blanket Replacement Programme	5. Management / Financial	30/06/2028	Various	[Progress bar]													
INF04763	Evan Marginson Pk RW 24	2.4 Detail Design Complete	10/12/2027	Goodna	[Progress bar]													
INF05269	Bob Gamble Water Pump 25	4. Practically Complete	14/07/2025 A	IPSWICH	[Progress bar]													
INF05395	Tivdi Sporting Complex L 26	4. Practically Complete	15/01/2026 A	Tivdi	[Progress bar]													
INF05391	George and Eileen Hastings SC L RE 26	3. Handed Over for Execution	27/03/2026	One Mile	[Progress bar]													
INF05390	Blue Gum Res L RE 26	4. Practically Complete	11/11/2025 A	Karalee	[Progress bar]													
INF05388	Evan Marginson Pk Netball L RE 26	4. Practically Complete	10/12/2025 A	Goodna	[Progress bar]													
INF05382	Cribb Pk Cricket Nets L 26	3.1 Construction in Progress	20/02/2026	North Ipswich	[Progress bar]													
INF04417	Bill Patterson Oval Irrigation PO FR 22	2. TSR Issue and Acceptance	28/05/2026	IPSWICH	[Progress bar]													
INF05386	Goodna Aquatic Centre SS RE 26 - Rejecte	6. Rejected	09/10/2025 A	Goodna	[Progress bar]													
INF05385	Bundamba Swim Centre SS RE 26	2.1 Concept Design	16/07/2026	Bundamba	[Progress bar]													
INF05383	Rosewood Showgrounds Cattle Ramp RE 26	4. Practically Complete	26/11/2025 A	Rosewood	[Progress bar]													
INF05387	Bundamba Swim Centre Doser Unit RE 26	4. Practically Complete	07/11/2025 A	Bundamba	[Progress bar]													
INF05389	Orion Lagoon Doser Unit RE 26	4. Practically Complete	11/12/2025 A	Springfield Central	[Progress bar]													
INF05384	Bill Patterson Oval Switchboard RE 26	3. Handed Over for Execution	13/03/2026	Ipswich	[Progress bar]													
INF05244	Evan Marginson Pk L 25	4. Practically Complete	20/01/2026 A	Ipswich	[Progress bar]													
INF05452	Orion Lagoon Pumps Replacement 26	3. Handed Over for Execution	23/02/2026	Springfield Central	[Progress bar]													
INF05425	RBP Rec Res Oval B DR 26	2.1 Concept Design	29/06/2026	Redbank Plains	[Progress bar]													
INF05424	North Ipswich Reserve Scour Rectification	1. Brief Development	26/06/2026	North Ipswich	[Progress bar]													
<b>Subprogram: Street Furniture Rehabilitation</b>			30/06/2028		[Progress bar]													
INF10033	Guardrail Roadside Furniture	5. Management / Financial	28/06/2028	Various	[Progress bar]													
INF10031	Pavement Marking	5. Management / Financial	30/06/2028	Various	[Progress bar]													
INF10032	Traffic Facilities	5. Management / Financial	30/06/2028	Various	[Progress bar]													
INF05415	Jo-Ann Miller Dr Tl 26	4. Practically Complete	08/08/2025 A	Collingwood Park	[Progress bar]													
INF03974	Eagle Kruger Rehab TS	3. Handed Over for Execution	19/03/2026	COLLINGWOOD PARK/ REDE	[Progress bar]													
INF03970	Jones RBPR Keidges Rehab TS	2.3 Detail Design	14/05/2026	REDBANK PLAINS	[Progress bar]													
INF03973	Old Logan Formation Rehab TS	3.1 Construction in Progress	16/03/2026	CAROLE PARK	[Progress bar]													
INF03972	Brisbane Hooper Rehab TS	2.3 Detail Design	29/04/2026	WEST IPSWICH	[Progress bar]													
<b>Subprogram: Local Drainage</b>			09/12/2025 A		[Progress bar]													
INF05471	163 Raceview Street Stormwater Rectificati	4. Practically Complete	09/12/2025 A	Raceview	[Progress bar]													
<b>Subprogram: Disturbed Land Management</b>			06/03/2026		[Progress bar]													
INF04475	Woogaroo Closed Landfill Leachate and Ge	3. Handed Over for Execution	06/03/2026	Goodna	[Progress bar]													

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Doc ID No: A12514661

ITEM: 4

SUBJECT: ANNUAL PROGRESS REPORT OF THE CITY OF IPSWICH LOCAL HOUSING ACTION PLAN (LHAP)

AUTHOR: SENIOR PLANNING OFFICER (STRATEGIC)

DATE: 2 MARCH 2026

### **EXECUTIVE SUMMARY**

This report provides a first-year progress update of the City of Ipswich Local Housing Action Plan (LHAP), which was adopted by Council on 12 December 2024.

Of the 40 priority actions in the LHAP:

- 15 have been completed (or have delivered an action and are ongoing)
- 21 have commenced and are in progress
- 4 have not commenced.

The single-most significant completed action in 2025 was the adoption of the Ipswich City Plan 2025 on 1 July 2025. The policy changes brought about by the Ipswich City Plan 2025 have resulted in a range of measures that activate housing supply and diversity through new residential zoned land, increased opportunities for infill housing in existing urban areas, a greater mix of lot sizes and housing types and removal of regulatory barriers for secondary dwellings and dual occupancies across the City.

Other key achievements include:

- The establishment of the LHAP working group
- Adoption of Council's Housing Diversity and Affordability Incentives Policy
- Progressing the Western Corridor Structure Plan
- Unlocking four (4) hectares of land at Bundamba on surplus government land for housing by Economic Development Queensland
- Delivering housing for families recovering from domestic and family violence

The 21 actions that have commenced mainly involve a longer time horizon or relate to an ongoing action about advocacy (e.g. reforming the state infrastructure charging framework). These actions may be delivered more incrementally over time.

The four (4) actions that have not commenced are primarily actions which require action from an external organisation (e.g. State Government).

## RECOMMENDATION/S

- A. That the contents of this report outlining the first-year progress of LHAP priority actions be received and noted.
- B. That the LHAP and LHAP priority actions be revised during 2026 as part of Council's ongoing efforts to address the housing challenges facing the City of Ipswich.

## RELATED PARTIES

Related parties include State Government agencies, not-for-profit housing and social services providers.

## IFUTURE THEME

Vibrant and Growing

## PURPOSE OF REPORT/BACKGROUND

### What are Local Housing Action Plans?

Local Housing Action Plans are originally an initiative of the State Government and in association with the Local Government Association of Queensland (LGAQ), developed to assist councils across Queensland to draft a single housing policy that addresses the main issues impacting housing equity and supply in their local government area.

Local Housing Action Plans are a product of the former State Government's Housing and Homelessness Action Plan 2021-2025 (Action 5), which sought to:

- identify factors impacting housing in the local government area (LGA), and to quantify current and future housing needs
- identify agreed actions to respond to immediate, emerging and longer-term housing challenges and needs in the LGA, and
- help coordinate the responses by council, State Government and private and not-for-profit organisations to these challenges.

### Ipswich LHAP

At its meeting of 12 December 2024, Council adopted the City of Ipswich Local Housing Action Plan (LHAP) (**Attachment 1**). Development of the LHAP was informed by existing policy documents focused on issues of housing supply and diversity, including the *City of Ipswich Housing Strategy 2021*, the draft *Ipswich Plan* and *ShapingSEQ 2023*.

The LHAP identifies where further improvements to housing delivery may be possible as well as areas for further investigation. The LHAP aims to increase housing diversity, choice and affordability in well-serviced areas, close to employment and the places in our city that strengthen our community. It describes a direction toward an improved housing delivery

environment and forms a list of worthwhile housing-related projects that could attract funding when opportunities arise.

The LHAP is intended to be a 'living document', refined over time to improve its guidance and measuring functions. The LHAP can also be used by Council to promote an improved public understanding of housing supply issues and to advocate for improvements to housing and accommodation service delivery.

### Housing delivered in 2025

In 2025, approximately 3,150 dwellings were delivered in the City of Ipswich equating to a growth rate of 3.3%. Low-density greenfield development in the Ripley Valley Priority Development Area accounted for about 38% of this growth. Growth in Springfield contributed 14%, Redbank Plains 11% and Rosewood 8%.

Of the 3,150 dwellings delivered, approximately 650 were attached (multiple) dwellings, equating to a growth rate of 4.8% for the year. This development was mostly concentrated in Redbank Plains (21%), Bundamba (13%), Ipswich East (13%) and Riverview (13%). The measures for housing delivery show ongoing commitment within the Ipswich LGA to dwelling provision, with detached low-density dwellings still predominating in the market.

Approximately 185 social housing dwellings were also delivered (or nearly complete) during 2025 by community housing providers (CHPs). These figures, while still falling short of the region's social housing need, demonstrate that social housing delivery is continuing and should be actively supported as a viable housing supply pathway. Notably, the Brisbane Housing Company is planning to construct 200 dwellings in Springfield in a single high-rise development project.

### Significant LHAP achievements in 2025

#### **Establishment of the LHAP Working Group**

The LHAP Working Group was established in 2025 and includes cross-council representation from the City Design Branch, Community and Cultural Services Branch, Development Planning Branch, Economic Development Branch, Property and Facilities Branch, Disaster and Natural Hazards and Sustainability and Climate Change (Environment and Sustainability Department). The group also includes representatives from the Department of Housing and Public Works (State Government). The group is tasked with identifying the possibilities for advancing priority actions and in finding opportunities for collaboration between branches and with the State Government.

Priority Actions identified in the LHAP can be the responsibility of any level of government or of housing and emergency accommodation service providers. Responsibility for each action has been identified in the Priority Action Progress Tracker (**Attachment 2**). Usually, more than one organisation is identified as most actions are likely to be delivered with a combination of efforts.

During 2026, the LHAP Working Group will encourage greater involvement from housing and emergency accommodation service providers. Organisations such as inCommunity Inc.

(assisting people in need in Ipswich since 1982) and Nightingale Housing (a not-for-profit organisation delivering affordable and environmentally-focused housing) have a wealth of experience and knowledge that can be applied to the advancement of priority actions.

### **Adoption of the Ipswich City Plan 2025**

On 29 May 2025, Council resolved to adopt Ipswich City Plan 2025. The Ipswich City Plan 2025 distinguishes between established and new residential suburban zones, allowing for differences in the form of dwelling provision in these precincts. In established residential (and character) areas, the established form of the street, and the existing density of housing is conserved. Further subdivision can only occur where it replicates the predominant surrounding subdivision pattern. For new residential areas, a mix of lot sizes are expected which is anticipated to include smaller lots and 'built to boundary' dwellings, providing a wider variety of housing to appeal to a broader group of household formations.

Higher density residential zones have been carried over from the previous Ipswich Planning Scheme 2006 and provide an extensive network of well-serviced areas across the city available for further medium density development and in well located areas, high density residential. Centres zones are now expected to be a mix of uses, including higher density residential, making full use of the high level of services and transport already available in these areas.

### **Adoption of the Housing Diversity and Affordability Incentives Policy**

In conjunction with the release of the Ipswich City Plan 2025 on 1 July 2025, Council also released its Housing Diversity and Affordability Incentives Policy which is designed to encourage more diverse and affordable housing, especially medium- and high-density development in well-located areas.

### **Progressing the Western Corridor Structure Plan**

In July 2024, Council secured \$500,000 in funding from the Federal Government's Housing Support Program (Stream 1) to investigate opportunities and constraints for housing development in the Western Growth Corridor (Rosewood, Walloon and Thagoona).

The project facilitates housing delivery in an area that has been identified as suitable for future housing for over 30 years. To date, 3,000 dwellings have been approved and 1,200 are still under assessment. The corridor will eventually provide an area for an additional 20,000 dwellings. Interest in the development of the corridor is ongoing. This project will provide master planning to guide individual development proposals, improving housing yields, local services, transport connectivity and the effective avoidance of constraints.

Once completed, the final structure plan will provide detailed guidance on the development of the corridor to be included in the planning scheme in a future amendment.

### **Unlocking surplus government land for housing at Bundamba**

In September 2025, Economic Development Queensland (EDQ) announced an expression of interest process to the open market for housing to be developed on underutilised TAFE land

at Bundamba. Federal Government funding was secured by EDQ to deliver essential infrastructure – such as internal access street, stormwater detention and utility services – to help deliver the project. The site is well-located with public transport options, ensuring access for residents to access jobs, education and services.

### **Delivering housing for families recovering from domestic and family violence**

In 2025, Council partnered with the Domestic Violence Action Centre (DVAC) and the Federal Government in providing land to build 10 modular homes in Riverview to provide secure housing for families recovering from domestic and family violence. This partnership achieved several LHAP priority actions and could provide a model for other opportunities into the future.

### What in store in 2026

#### **Current trends**

Housing shortages are likely to continue in 2026 in both private and subsidised (social housing) markets. SEQ continues to be a preferred destination for domestic and international migration, and the average number of people in a household continues to decline. More positively, and perhaps in response to increased demand, the September quarter of 2025 saw residential dwelling construction in Ipswich increase by nearly 20%.

The demand for social housing continues to grow at a rate exceeding both projected and realised supply. Social housing applications in Ipswich rose by 16% (from September 2024 to September 2025). While budgets are increasing for social and affordable housing, without significant increases, long term, supply will be unlikely to meet demand.

Ipswich (median house price \$789,000) continues to be an ‘affordable location’ in comparison to Brisbane (median house price \$1,149,000). However, post-COVID all SEQ markets have experienced above average price growth compared with other parts of Australia.

As buyers are priced out of the single dwelling market, an above average growth in unit prices is becoming more pronounced (currently 18% p.a. in SEQ). The potential for this to lead to renewed interest in infill housing, particularly multiple dwellings near transport and service nodes will be closely monitored.

#### **Identified increases in secondary dwellings**

In the Ipswich City Plan 2025, secondary dwellings are now ‘accepted development’ (subject to a set of requirements). As long as these requirements are met (which relate to size, height and site coverage, setbacks and car parking), planning approval is not required in selected areas. There are early indications of an increase in secondary dwelling development in established suburbs within Ipswich. 96 building approval lodgements for secondary dwellings were made during 2024-25. In the first half of 2025-26, 85 building approval lodgements for secondary dwellings were made. General feedback from industry has been very positive, and expectations are that this rate of take-up will increase in the years ahead.

## **Queensland Government Scheme Supply Fund**

In July 2025, Council was awarded \$200,000 as part of the Queensland Government's Scheme Supply Fund – providing funding for planning scheme amendments that boost housing supply. Council is using the funding allocation to enable the procurement of services to:

- investigate current economic (and other) limits to the feasibility of medium-density residential dwelling development in established, well-serviced areas; and
- develop a Place Plan for Booval in an area surrounding South Station Road between Booval Fair and the Booval Railway Station (to increase market conditions and attractiveness for medium-density housing outcomes).

These projects will have recommended changes to the regulatory framework for the delivery of housing in a diverse range of forms, which will form part of a future amendment to the Ipswich City Plan 2025.

### **LHAP review**

The LHAP Working Group will review the LHAP (including all priority actions) during 2026. A councillor workshop session will be scheduled to engage with councillors about changes and further improvements to the LHAP. At this stage, it is expected that priority actions could be consolidated (resulting in less actions overall) and that 'pathways' for housing supply be used as an overarching structure for the document, to more clearly identify needs and actions in each category (e.g. emergency accommodation or medium density infill).

### **LEGAL IMPLICATIONS**

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

### **POLICY IMPLICATIONS**

The LHAP consolidates Council's key housing-related planning and policies into a focused plan with identified priority actions. The LHAP establishes a framework for the ongoing development of responses to housing issues. Priority actions seek to either create immediate benefit or to establish foundations that will help to respond to ongoing housing need over a longer term. The plan is intended to facilitate engagement across all levels of government and will benefit from successful partnerships between private and not-for-profit organisations working to deliver desirable housing outcomes in the City of Ipswich.

### **RISK MANAGEMENT IMPLICATIONS**

The LHAP is not a statutory document. Rather, it is a policy that provides a single 'statement of intent' for the preferred direction for housing-related activity in the City of Ipswich. The LHAP has been informed by plans and knowledge previously developed in response to

identified housing needs and acknowledges the work toward improved housing supply already completed by Council, State Government, industry and not-for-profit organisations.

### **FINANCIAL/RESOURCE IMPLICATIONS**

Continuing the work of the LHAP presents minimal direct financial impact. While the progression of priority actions may include a financial impact, where actions are found to have financial demands or consequences, these impacts can be presented independently for consideration as they arise. Development of the LHAP Priority Actions can also provide a basis for future funding applications. Consideration has been given to Council’s financial limitations in developing the priority actions.

### **COMMUNITY AND OTHER CONSULTATION**

The LHAP has undergone considerable internal consultation, both in its initial development and implementation in 2025. Consultation has involved the following branches and departments, each branch having representation on the LHAP working group: City Design Branch, Community and Cultural Services Branch, Development Planning Branch, Economic Development Branch, Property and Facilities Branch, Disaster and Natural Hazards and Sustainability and Climate Change (Environment and Sustainability Department).

External members of the working group include multiple Department of Housing and Public Works sections (Engagement and Planning, Housing Delivery and Capital Strategy and Oversight). It is expected that consultation will continue to occur as part of the review of the current LHAP into 2026 and beyond.

### **CONCLUSION**



The Ipswich LHAP has completed its first year of operation and significant progress has been made on a number of priority actions. The Ipswich LHAP will continue to be delivered and refined during 2026 to ensure Council and its delivery partners are doing what they can to address a broad range of housing challenges in the City of Ipswich.

### **HUMAN RIGHTS IMPLICATIONS**

<b>HUMAN RIGHTS IMPACTS</b>	
<b>OTHER DECISION</b>	
(a) What is the Act/Decision being made?	For Council to receive and note the progress update of the Ipswich LHAP and for a review of the priority actions to be undertaken.
(b) What human rights are affected?	No human rights are affected by this decision. The subject matter of the Local Housing Action Plan will not impact on the human rights of any third parties.
(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**

1.	LHAP Publication - FINAL and COUNCIL ADOPTED Local Housing Action Plan_12 December 2024 <a href="#">↓</a> 
2.	LHAP Priority Actions 2025 - Progress Tracker <a href="#">↓</a> 

David Fermer  
**SENIOR PLANNING OFFICER (STRATEGIC)**

I concur with the recommendations contained in this report.

Garath Wilson  
**CITY PLANNING MANAGER**

I concur with the recommendations contained in this report.

Nathan Rule  
**MANAGER, CITY DESIGN**

I concur with the recommendations contained in this report.

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

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Doc ID No: A12629037

ITEM: 5  
SUBJECT: EXERCISE OF DELEGATION REPORT  
AUTHOR: MANAGER, DEVELOPMENT PLANNING  
DATE: 26 FEBRUARY 2026

### **EXECUTIVE SUMMARY**

This is a report concerning applications that have been determined by delegated authority for the period 30 January 2026 to 26 February 2026.

### **RECOMMENDATION/S**

**That the Exercise of Delegation report for the period 30 January 2026 to 26 February 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 30<sup>th</sup> January 2026 to 26<sup>th</sup> February 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**

1.	Applications Determined by Authority February 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: A12629133

ITEM: 6  
SUBJECT: PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT  
AUTHOR: MANAGER, DEVELOPMENT PLANNING  
DATE: 26 FEBRUARY 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**

1.	Court Action Status Report - February 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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