



City of
Ipswich

AGENDA

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE

Tuesday, 19 May 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

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2026(04)

19 MAY 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(03) OF 21 APRIL 2026**

RECOMMENDATION

That the minutes of the Infrastructure, Planning and Assets Committee held on 21 April 2026 be confirmed.

OFFICERS' REPORTS

2. **ASSET AND INFRASTRUCTURE SERVICES DEPARTMENT CAPITAL DELIVERY REPORT MARCH 2026**

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

RECOMMENDATION

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

3. WARRILL PARK LAWN CEMETERY - MASTER PLAN AND LAND MANAGEMENT PLAN

The original master plan for Warrill Park Lawn Cemetery was approved by Council resolution on 19 February 2013. Due to flooding, a reassessment of community needs and improved land management, it was determined that a master plan revision was necessary. The circumstances around this were presented to the Growth, Infrastructure and Waste Committee on 9 February 2023. The following recommendation was resolved at Council on 23 February 2023:

- A. *That the Master Plan for the Warrill Park Lawn Cemetery presented to the Council Ordinary Meeting on 19 February 2013 be revised and updated.*
- B. *That the revised Concept Master Plan for the Warrill Park Lawn Cemetery be presented to a future meeting of the Growth and Infrastructure and Waste Committee.*

The master planning process advanced following a budget allocation in the 2024-2025 financial year, with a preliminary master plan concept developed and shared for community and industry consultation. A funding allocation was established for the 2025-2026 financial year to complete the Warill Park Lawn Cemetery Master Plan and Land Management Plan (the Master Plan) utilising the feedback received throughout the extensive consultation process.

RECOMMENDATION

- A. That the Warrill Park Lawn Cemetery Master Plan and Land Management Plan (included as Attachment 1) be approved by Council.

4. INFRASTRUCTURE AGREEMENT - ACTUAL COST DETERMINATION - EAGLE STREET AND COLLINGWOOD DRIVE ROADWORKS - TRUNK INFRASTRUCTURE

This is a report concerning a submission pursuant to an Infrastructure Agreement between HB Qld Pty Ltd, Canberra Estate Consortium No 36 Pty Ltd, Department of Education and Council relating to the determination of the offset amount regarding the construction of trunk transport infrastructure associated with Eagle Street and Collingwood Drive undertaken by the developers of the adjacent residential estates.

This is a routine transaction when dealing with major works for infrastructure delivered by developers. The financial value of this particular matter triggers consideration by committee and Council.

RECOMMENDATION

That Council, issue a Notice to HB Qld Pty Ltd and Canberra Estate Consortium No 36 Pty Ltd that pursuant to clause 4.6 of the Infrastructure Agreement the Offset Amount for the works associated with Collingwood Drive and Eagle Street pursuant to the Infrastructure Agreement is \$11,451,973.08.

5. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 1 April 2026 to 30 April 2026.

RECOMMENDATION

That the Exercise of Delegation report for the period 1 April 2026 to 30 April 2026 be received and the contents noted.

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.

NOTICES OF MOTION

MATTERS ARISING

QUESTIONS / GENERAL BUSINESS

INFRASTRUCTURE, PLANNING AND ASSETS COMMITTEE NO. 2026(03)

21 APRIL 2026

MINUTES

COUNCILLORS' ATTENDANCE:

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

COUNCILLOR'S APOLOGIES:

Councillor Marnie Doyle

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), Manager, City Design (Nathan Rule), Manager, Infrastructure Strategy (Tony Dileo), Manager, Development Services (Justin Bougoure), Manager, General Counsel (Allison Ferres-MacDonald), Executive Services Manager (Wade Wilson), Manager Media, Communications and Engagement (Mark Strong), Senior Media Officer (Darrell Giles), Coordinator Communication (Lucy Stone), Chief of Staff, Office of the Mayor (Melissa Fitzgerald), Venue Technician (Harrison Cate)

LEAVE OF ABSENCE

RECOMMENDATION

Moved by Councillor Andrew Antonioli:
Seconded by Mayor Teresa Harding:

That a leave of absence be granted for Councillor Marnie Doyle for the Infrastructure, Planning and Assets Committee of 21 April 2026.

AFFIRMATIVE

Councillors:

Antonioli

Tully

Harding

Jonic

Augustine

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

Councillor Andrew Antonioli (Chairperson) invited Councillor David Martin to deliver the Acknowledgment 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. 2026(02) OF 17 MARCH 2026

RECOMMENDATION

Moved by Councillor Andrew Antonioli:
Seconded by Councillor Jim Madden:

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

AFFIRMATIVE

Councillors:

Antonioli

Tully

Harding

Jonic

Augustine

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

2. RESPONSE TO PETITION - REQUEST FOR SOLAR LIGHTING AT THE PLAYGROUND WITHIN CAMERON PARK

This is a report concerning a petition received from Mrs Josephine Hutt on behalf of residents of Division 3 requesting solar lighting for the new playground at Cameron Park.

RECOMMENDATION

Moved by Councillor Andrew Antonioli:

Seconded by Councillor David Martin:

- A. That the request to install solar lighting for the playground located in Cameron Park, Booval not be supported due to the following:**
- Council currently does not have any other playgrounds lit across the public park network
 - There is concern that light spill to nearby residents could be prevalent
 - Anti-social behaviour and unwanted attention could be exacerbated
 - ***● To maintain consistency across the public parks network, lighting of playgrounds does not form part of the Desired Standard of Service for new parks.
- B. That the chief petitioner be advised of the outcome of this report.**

AFFIRMATIVE

Councillors:

Antonioli

Harding

Jonic

Augustine

Martin

Madden

NEGATIVE

Councillors:

Tully (Abstain)

The motion was put and carried.

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

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

RECOMMENDATION

Moved by Councillor Andrew Antonioli:

Seconded by Councillor Pye Augustine:

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

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Augustine

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

4. PROPOSED DISTRICT PARK NAMING - BANDARRA PARK

This is a report concerning the naming of a District Park in the Providence Estate, South Ripley. The park is under construction and once completed it is to be dedicated to Council. The park has been informally referred to as the 'Eastern District Park, it is proposed to formally name the park 'Bandarra Park'.

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Councillor Jim Madden:

That the Eastern District Park in Providence Estate (7004 Lucas Drive, South Ripley) be named 'Bandarra Park'.

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Augustine

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

5. IPSWICH CITY PLAN 2025 - PUBLIC CONSULTATION AND ADOPTION OF AMENDMENT PACKAGE 1

This is a report concerning the outcomes of the State interest review and formal public consultation on Amendment Package 1 to the Ipswich City Plan 2025. A

total of eight (8) submissions were received, all relating to the two (2) proposed local heritage listings. Minor changes only have been made to the package following public consultation.

This report is intended to facilitate Council's endorsement to proceed to the State Government's consideration for approval to adopt, and Council's adoption of proposed Amendment Package 1.

RECOMMENDATION

Moved by Councillor Jim Madden:

Seconded by Councillor Pye Augustine:

- A. That Council request for the Chief Executive of the Department of State Development, Infrastructure and Planning (DSDIP) to proceed with the consideration for approval to adopt Amendment Package 1.**
- B. That Council seek further clarification from DSDIP regarding the previous condition and reinforce the heritage values of 81 East Street.**
- C. That Council undertake the necessary actions to enable the submission of Amendment Package 1 to DSDIP for final approval.**
- D. That Council authorise the Chief Executive Officer to make any necessary changes required by DSDIP, including any administrative amendments and adopt amendment package 1.**

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Augustine

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

6. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 26 February to 1 April 2026.

RECOMMENDATION

Moved by Councillor Andrew Antoniolli:

Seconded by Councillor Pye Augustine:

That the Exercise of Delegation report for the period 26 February to 1 April 2026 be received and the contents noted.

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Augustine

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

7. 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 Antoniolli:

Seconded by Councillor David Martin:

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

AFFIRMATIVE

Councillors:

Antoniolli

Tully

Harding

Jonic

Augustine

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

QUESTIONS / GENERAL BUSINESS

Councillor Andrew Antoniolli (Chairperson) raised a general business matter for noting in relation to a technical issue with the Development.i platform.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 9.04 am.

The meeting closed at 9.39 am.

*** Refer Council Ordinary Meeting of 30 April 2026 for amendment

Doc ID No: A12819655

ITEM: 2

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

AUTHOR: PRINCIPAL OFFICER (PROGRAM MANAGEMENT)

DATE: 24 APRIL 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 March 2026.

RECOMMENDATION/S

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

RELATED PARTIES

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

IFUTURE THEME

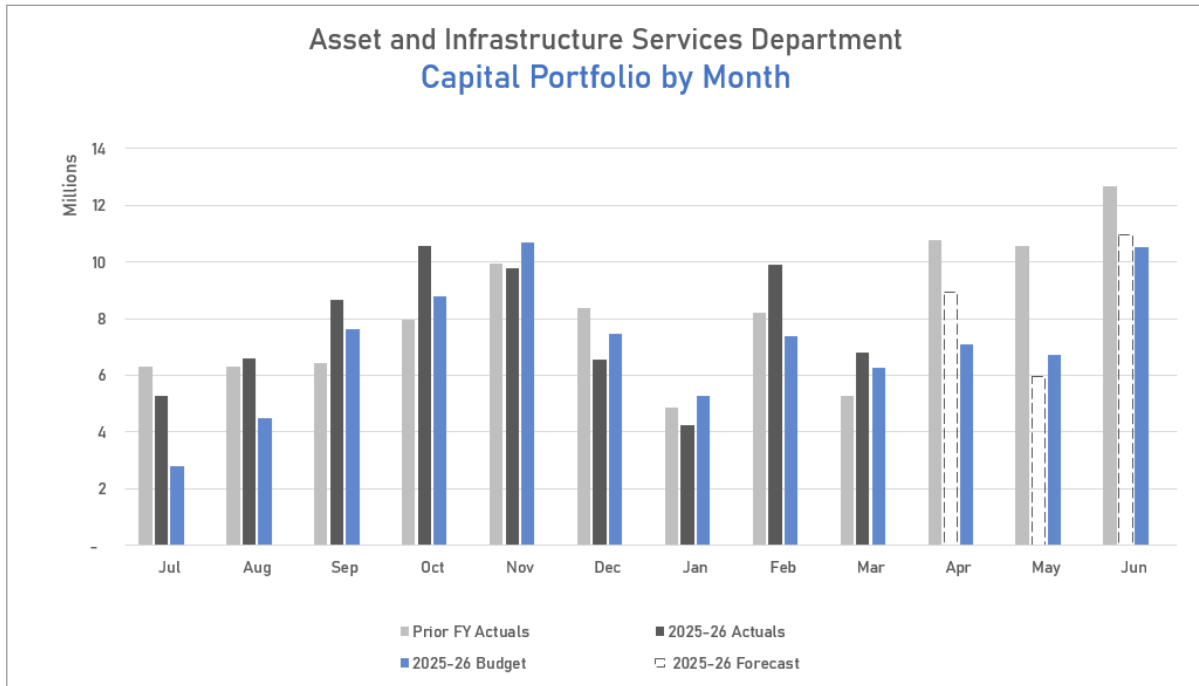
Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

The Asset and Infrastructure Services Department's Capital Works Program achieved a monthly expenditure of \$6.82 million for the month of March, against a baseline budget of \$6.25 million, resulting in a positive variance of \$0.57 million.

The year-to-date expenditure sits at \$68.37 million against an adopted budget for the financial year of \$85.09 million, leaving a remaining budget of \$16.72 million.

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



AIS Deliverable (March 2026)	MTD				
	Actuals	Budget	Variance (Budget - Actuals)	Forecast	Variance (Forecast - Actuals)
Capital Program	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$
Asset Rehabilitation	4,322,689	1,927,241	(2,395,448)	3,582,283	(740,406)
Local Amenity	99,935	626,708	526,774	389,495	289,561
Flood Mitigation and Drainage	17,120	31,667	14,547	16,667	(453)
Parks and Recreation	117,451	345,000	227,549	119,549	2,098
Parks Sport and Environment	-	-	-	-	-
Transport And Traffic	1,355,467	2,330,518	975,051	3,889,294	2,533,827
Project Overheads	377,332	-	(377,332)	-	(377,332)
Infrastructure Program	6,289,993	5,261,134	(1,028,859)	7,997,288	1,707,296
Fleet	525,941	855,070	329,129	106,000	(419,941)
Other	5,317	133,000	127,683	79,000	73,683
Capital Works Program	6,821,250	6,249,204	(572,046)	8,182,288	1,361,038

Asset Rehabilitation overall, achieved an actual spend of \$4.32 million for the month of March.

Progress on the Purga School Road Bridge Replacement and roadworks continued throughout March, with the bridge structure now completed and scour protection works around the abutments progressing. Approach roadworks and drainage on both sides of the structure have commenced and are progressing as planned. Expenditure for March totalled \$1.01 million against a baseline of \$80,891, reflecting the level of construction activity underway on site. The project remains on schedule for completion in May 2026.

The Road Resurfacing Program recorded expenditure of \$1.03 million in March, exceeding the baseline budget of \$27,850. This variance reflects the completion of phased works and the receipt of accruals for activities undertaken in previous months. Resurfacing works across all areas are now considered complete, with Area 4 being the most recent. Works in Area 4 commenced in February and were completed in late March following delays associated with wet weather impacts and associated program disruptions.

Drainage rehabilitation works for the East Ipswich Stage 2 project have progressed to the execution phase, with the contract award and issue of the construction contract currently being finalised. It is anticipated that on-site works will commence in late June and continue through to November 2026, subject to weather conditions. Expenditure for March totalled \$17,963 against the monthly baseline budget of \$275,000.

Works associated with Council's Organic Softfall Replacement Program have been completed for the year, with all nominated sites now finalised. Project close-out activities are progressing, with final documentation transitioning to closure. Due to the phased delivery of works, project expenditure was \$67,386 against an approved baseline budget of \$275,000 for the month of March.

During March, lighting upgrade works progressed within Lease Areas B and D at the Willowbank Motorsport Precinct. The scope focuses on replacing faulty and damaged light fittings with higher-quality, energy-efficient alternatives. New LED fittings are expected to reduce ongoing maintenance requirements and improve reliability. The project recorded an actual monthly cost of \$195,412 against a nil baseline budget, driven by contractor availability constraints and unforeseen delivery variations that were not included in the original scope.

Drainage rectification works at Lowry Lane and Colvin Street; North Ipswich commenced ahead of schedule due to increased internal delivery capacity. This accelerated approach led to \$314,472 in expenditure during the reporting period against a nil budget. Originally planned for delivery across 2025–26 and 2026–27, the program has now been brought forward and is expected to be fully completed within the current financial year, improving certainty on outcomes and reducing the risk of prolonged impacts.

Emergent works on the St Augustine's Sediment Forebay replacement commenced following inspections that identified severe undermining of the existing structure and a heightened risk of collapse. The proximity of the failing structure to the roadway elevated safety concerns, prompting immediate action. Construction activities are currently underway and are expected to be completed in late April. Due to the emergent nature of the works, expenditure for March totalled \$179,224.

The Gravel Re-sheeting Program incurred expenditure in the order of \$32,810 for the month of March against a baseline budget of \$200,000. This is primarily attributed to costs still being incurred towards the Flood recovery program. Further costs incurred towards the Capital Re-sheeting program are anticipated to be minimal for the remainder of the financial year. Further financial adjustments from within the program are also anticipated in the coming months.

Footpath rehabilitation works for Cemetery Road; Eastern Heights were rephased during the reporting period due to traffic management permit requirements and the availability of

Queensland Police Service (QPS) support. As a result, construction has been rescheduled to commence in early May. No expenditure was recorded for the month against the baseline budget of \$125,000.

Lighting upgrades for the George and Eileen Hastings Sports Grounds recorded expenditure of approximately \$124,025 for the month, against a nil baseline budget allocation. The cost reflects a progress payment for the procurement and delivery of materials, completed ahead of the on-site works scheduled to commence in early April.

Local Amenity had an actual expenditure of \$99,935 for the month.

Transport and Traffic overall, achieved an actual spend of \$1.36 million for the month of March.

Works on the Springfield Parkway Stage 2 Strategic Transport Upgrade progressed during the reporting period, with construction activities primarily focused on stormwater drainage and water main installation. Planning for the gas main relocation continues, with staging arrangements currently being finalised.

Monthly expenditure totalled -\$255,834, reflecting the reversal of a \$737,500 APA Gas receipt received in May 2025 for works that were not completed. When adjusted for this reversal, the earned value for the month was \$415,474, exceeding the baseline budget of \$322,026 due to a higher volume and increased cost of service relocation works than originally anticipated.

Council is progressing the three stages of the Ripley and Fischer Road upgrades. Stage 1 construction commenced in March following the implementation of temporary traffic management, bringing civil works forward earlier than planned and resulting in earlier expenditure associated with final design activities. For Stages 2 and 3, Council continues to finalise Public Utility Plant (PUP) designs and EPBC koala habitat mitigation requirements. Some costs have arisen earlier than forecast due to these activities occurring out of sequence, contributing to higher expenditure at this point in the program. Across all three stages, total expenditure in March was \$754,981 against a baseline budget of \$422,242, reflecting the combined impacts of revised scheduling, accelerated works, and ongoing planning requirements.

Council's parking meter operations are being upgraded from a Pay & Display system to Pay by Plate technology to improve customer experience and enhance the efficiency of compliance and operational management. A contract has been awarded to an industry specialist, with works currently being scheduled. For the month of March, the project has incurred expenditure of \$500 against a baseline budget of \$450,000, reflecting the current phasing of works.

Service relocation works at the Ripley Road and Reif Street intersection continued to impact the delivery program for this project. While Telstra, NBN and Optus had completed their relocations earlier, delays continue to be experienced due to an unknown TPG service which has prevented Council's civil contractor from mobilising on site as scheduled. TPG have commenced the relocations work and programmed to be completed by early May. The broader program impacts continue to be assessed. As a result of these delays, March

expenditure remained below expectations, with actual spend of \$189,877 against a baseline allocation of \$643,750.

Footpath improvement works along Keidges Road progressed well during March, with construction underway on a new 3.0 -metre-wide shared footpath, upgraded kerb ramps, fencing and landscaping to enhance safety and accessibility. The works are being delivered by Council's internal delivery team and commenced from the southern end near Cudgee Street, with good progress achieved on site. Expenditure for the month totalled approximately \$288,487 against a baseline budget of \$140,000.

Parks and Recreation overall achieved an actual spend of \$117,451.

Flood Mitigation and Drainage overall, achieved an actual spend of \$17,120 for the month of March.

Fleet experienced a \$525,941 spend for the month.

The Waste Truck Replacement Program reported no expenditure in March against the approved monthly budget of \$440,000. This reflects the earlier delivery of two Bucher Volvo vehicles in February, following a budget realignment to address priority requirements.

The Truck Replacement Program recorded expenditure of \$275,662 in March against a nil baseline budget. This variance reflects an early milestone payment for build progress on asphalt trucks currently on order.

The Major Plant Acquisitions Program recorded expenditure of \$3,840 in March against a monthly budget of \$180,000. This variance is due to delays in the delivery of mowers and tractors, which are now expected to be received in the coming months.

Summary

The Capital Works program of the Asset and Infrastructure Services department continued the financial year on a positive note, achieving results that were closely aligned to expectations. For the month, the department reported a total expenditure of \$6.82 million, against a baseline budget of \$6.25 million.

Monthly expenditure exceeded budget by \$0.57 million, primarily due to timing-related factors. Key contributors included the reprioritisation and realignment of fleet purchases, acceleration of drainage works at Colvin Street and Lowry Lane, receipting of previously completed resurfacing works, and the rephasing of works associated with the Purga School Road bridge and roadworks upgrade.

Financial uncertainty remains due to the potential for cost escalation driven by supply constraints and pricing volatility across key construction inputs. Ongoing market fluctuations affecting materials such as PVC, drainage and electrical conduits, and bitumen products amongst others continue to place upward pressure on project costs. While mitigation measures are being monitored and implemented where practicable, the timing and scale of these impacts cannot yet be reliably quantified.

As the department moves into the final quarter 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 continued during March 2026 and are progressing in line with the approved program. Works for the month focused on stormwater drainage and water main installation, including construction of thrust blocks, with stormwater works adjacent to Springfield College Drive progressing well.

Planning for the gas main relocation is ongoing, with staging arrangements being finalised in consultation with AGIG (formerly APA Gas) and traffic control providers. AGIG has issued a Recoverable Works Agreement, which has been reviewed, amended and returned for execution. Council is currently awaiting AGIG approval.

The tender for the Stage 2 Civil Works contract closed on 17 March 2026, with the procurement process progressing in accordance with Pre-Market Approval requirements. Monthly expenditure totalled –\$255,834, with the negative position attributable to the reversal of a \$737,500 APA Gas receipt received in May 2025 for works that were not completed. Adjusting for this reversal, the earned value for the month was \$415,474, exceeding the baseline budget of \$361,710 due to a higher volume and increased cost of service relocation works than originally anticipated. Consequently, the project’s forecast expenditure for the financial year has increased from the approved \$7.5 million to \$9.5 million.

In addition, AGIG has confirmed a mandatory upfront payment of 75% for the gas main relocation works. This requirement adds \$2,215,474.40 to the current financial year, increasing the total forecast expenditure to \$10,977,875.

Community and stakeholder engagement remains effective, with no enquiries or issues raised during the reporting period.

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

Milestone	Actuals	Actuals Year to date	Target for 25/26
Practical Completion	8	44	66

As at end of March, shows 44 project have reached practical completion from a total of 66 projects that are scheduled for delivery this FY. Please note 1 PC milestone was removed due to a developer completing the works on W M Huges Street.

Current status of Construction projects for 2025-2026 FY

Current Status of Projects	Count of Projects
Brief Development	0
Concept Design	0
Detail Design	1
Handed Over for Execution	7
Construction in Progress	14
Practically Complete	44

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

Local Amenity - Provisional Projects

For the March reporting period, one new project was identified from within the Provisional Projects budget allocation.

- Installation of a dog bowl outside the Ipswich Nature Centre located within Queens Park, Ipswich

PROVISIONAL PROJECTS (2024-2026 ALLOCATION)										
Project	Approved	Status	Division 1		Division 2		Division 3		Division 4	
			Allocation	Cost	Allocation	Cost	Allocation	Cost	Allocation	Cost
RPRR Storage Facility	Jul-24	Complete	265,000	1,753	265,000		265,000		265,000	
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			52,097					
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	Complete								17,815
Aurthur Summervilles Rd - Speed awareness sign	Jul-25	Complete								22,927
Diamantina Blvd - Speed awareness sign	Jul-25	Complete								18,414
Lobb Street - Speed awareness sign	Sep-25	Complete								17,237
Limestone Park Athletics - DDA Improvements	Sep-25	Complete						82,477		
Kevin Bull Oval - Installation of dugouts	Nov-25	In Progress	89,000							
Peter Phelan Memorial Oval - Installation of dugouts	Nov-25	In Progress	136,000							
Queens Park - Installation of Dog Bowl Ipswich Nature Center	Mar-26	In Progress						3,000		
Allocation combined (includes actual cost where applicable)			226,753		107,088		194,642		126,548	
Remaining allocation 2024-26 allocation (across both financial years)			38,247		157,912		70,358		138,452	

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.

Identified changes since last month relate to project estimated updates relating to the finalised submission value for the project. Updates to the status of funding submissions and funding amounts will be provided in future reporting as outcomes are communicated to Council.

Additionally, Marie Street Goodna landslip has been added to the list of projects for the submission value, noting that the project work has been completed.

Project Name	Project Estimate/ (Completed Cost)	Required Project Completion Deadline	Project Status
Reconstruction of Essential Public Assets (REPA)			
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 Package	\$7,197,118.84	30 June 2027	TBC
Gravel Road Repairs	\$2,401,646.07	30 June 2027	In Progress
Mt Flinders Peak Crossing – Culvert Reconstruction	\$881,949.95	30 June 2027	In Progress
Robelle Domain Desilt Work	\$2,319,441.00	30 June 2027	TBC
Clem Street Pedestrian/Bikeway	\$737,913.60	30 June 2027	In Progress
Marie Street Goodna (Landslip)	\$952,384.72	30 June 2027	Completed
Category C (Community and Recreational Assets Recovery)			
Open Space and Facilities Repairs	\$600,000.00	30 June 2027	Completed
Category D (Environmental Recovery Program)			
Katherine Court Reserve Bank Damage	\$4,000,000.00	30 June 2028	TBC
Colleges Crossing Riverbank Erosion	\$1,000,000.00	30 June 2028	TBC

Changes since last month
Completed

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
Ipswich Bus Service Growth Infrastructure Improvements Program				
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	30/6/26	In Progress (EOT Approved)
Springfield Greenbank Arterial Rd Funding Deed				
Springfield Greenbank Arterial Bus Stop	\$65,000	\$65,000	30/06/2025	Completed
TIDS (Transport Infrastructure Development Scheme)				
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
Catalyst Infrastructure Fund				
Ripley Road Stage 1 - Reif to Montereia)	\$24,000,000	\$30,000,000	31/12/27	In Progress
R2R (Roads to Recovery)				
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
Southeast Queensland Community Stimulus Package (SEQCSP)				
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
Bridges Renewal Program 2022-2024				
Purga School Road, Purga	\$5,000,000	\$8,185,876	31/10/2026	In Progress
Blackspot Program 2023-2024				
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 acquittal stage
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	30/04/2027	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	30/9/2028	In Progress
UPPP (Urban Precincts and Partnerships Program)				
Ipswich Central Heart: Art, Commerce and Urban Greening	\$3,837,000	\$3,837,000	31/3/2027	In Progress
Election Commitment	State Funded			
Bremer River Bridge Duplication- Business Case	\$4,000,000	\$4,000,000	30/7/2028	In Progress
Honouring our Veterans	State Funded			
Restoration of the Soldiers Memorial Hall	\$228,474.63	\$540,088	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
RECEIVE AND NOTE REPORT
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 ↓ 
2.	AIS Capital Portfolio Update Report - March 2026 ↓ 

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 : 01/04/2026 Published On : 30/03/2026												
Project ID	Project Name	Status	Finish	Suburb (Text)	2026			2027				2028				2029		
					Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
Program: Asset Rehab			05/12/2031															
Subprogram: Bridge and Culvert Rehabilitation			17/03/2028		Subprogram: Bridge and Culvert Rehabilitation													
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	29/05/2026	PURGA	29/05/2026													
INF04374	Shanahan Parade Footbridge	4. Practically Complete	21/11/2025 A	Redbank Plains														
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	09/09/2027	Bundamba	09/09/2027													
INF05142	Bundamba Ck BR 25 (Cancelled)	2.3 Detail Design	18/02/2026 A	South Ripley	02/2026 A													
INF04958	Fawcner Crescent Stormwater Drainage Rel	3. Handed Over for Execution	19/06/2026	Barellan Point	19/06/2026													
INF04966	Railway Street Stormwater Drainage Relinin	3. Handed Over for Execution	29/05/2026	Rosewood	29/05/2026													
INF05140	Mount Walker West Rd BR Relining 25	6. Rejected	01/12/2025 A	Mount Walker	A													
INF04669	Blackall St DR 24	4. Practically Complete	24/11/2025 A	Ipswich														
INF05352	Clem St BR 2 (cancelled)	2. TSR Issue and Acceptance	16/02/2026 A	Brassall	02/2026 A													
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	12/06/2026	Rosewood	12/06/2026													
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	12/06/2026	Blackstone	12/06/2026													
INF04965	Pine Mountain Rd BR 23	4. Practically Complete	06/03/2026 A	Brassall	6/03/2026 A													
INF05492	Nerima Gardens Bridge Rehabilitation 26	2.3 Detail Design	05/06/2026	Ipswich	05/06/2026													
INF05514	Middle Rd BR 26	2.3 Detail Design	10/12/2026	Purga	10/12/2026													
Subprogram: Drainage Rehabilitation			08/09/2028		Subprogram: Drainage Rehabil													
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	11/02/2028	WOODEND	11/02/2028													
INF04251	East Ipswich Catchment Stage 1 DR	4. Practically Complete	01/10/2025 A	EAST IPSWICH														
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	2026 A													
INF04680	Lowry Ln and Colvin St DR 24	3.1 Construction in Progress	22/04/2026	North Ipswich	22/04/2026													
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	26/05/2026	Springfield Lakes	26/05/2026													
INF05153	Woodend Catchment Stage 3	2.4 Detail Design Complete	19/01/2028	Woodend	19/01/2028													
INC00069	Drainage Rehabilitation	5. Management / Financial	01/04/2026	Various	01/04/2026													
INF05188	181 St Augustine's Drive Sediment Forebay	3.1 Construction in Progress	15/04/2026	Augustine Heights	15/04/2026													
INF04969	Chermside 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	03/03/2026 A	North Ipswich	3/03/2026 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)

		<h3 style="text-align: center;">Asset and Infrastructure Services Department</h3> <h4 style="text-align: center;">Asset Rehabilitation Progress Report</h4>				Data Date : 01/04/2026 Published On : 30/03/2026											
Project ID	Project Name	Status	Finish	Suburb (Text)	2026			2027				2028				2029	
					Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
INF04690	Lamington Rd DR 23	3.1 Construction in Progress	17/04/2026	North Ipswich	█												
INF04684	Pelican, Canning and Pine St DR 23	3.1 Construction in Progress	24/04/2026	North Ipswich	█												
INF04676	Harlin Rd DR 24	3.1 Construction in Progress	17/04/2026	Coalfalls	█												
INF04674	Ferguson and Gulland St DR 23	3.1 Construction in Progress	01/05/2026	North Ipswich	█												
INF05426	Park St DR 26	2.3 Detail Design	09/09/2026	Ipswich	█												
INF05486	Jim Donald Parklands DR 26	4. Practically Complete	20/02/2026 A	Silkstone	█												
INF05472	Willowbank Lease A Dirt Track Pipe Rehabil	4. Practically Complete	27/02/2026 A	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	Hawthome 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	█												
Subprogram: Facility Rehabilitation			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	█												
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	11/12/2026	Blackstone	█												
INF05373	Home Assist Depot Thermal UF 26	3. Handed Over for Execution	29/05/2026	Riverview	█												
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	█												
INF05369	Ipswich Art Gallery DR 26	2.3 Detail Design	29/10/2026	Ipswich	█												
INF05375	Redbank Plains Library RW 26	3.1 Construction in Progress	10/04/2026	Redbank Plains	█												
INF05363	Drinking Water Unit RE 26	5. Management / Financial	26/02/2027	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	4. Practically Complete	02/03/2026 A	Willowbank	█												
LCC00039	Rosewood Library IBW 25	3. Handed Over for Execution	02/06/2026	Rosewood	█												
INF05442	Goodna RL Clubhouse Ceiling Rehab 26	4. Practically Complete	19/02/2026 A	Goodna	█												
INF05461	Refurbishment works at 9 Norman St East I	4. Practically Complete	06/03/2026 A	East Ipswich	█												
INF05494	Riverview Depot Auto Gate Renewal 26	1. Brief Development	29/05/2026	Riverview	█												
INF05238	Norman St 5 Minor Refurbishment	6. Rejected	08/09/2026	East Ipswich	█												
Subprogram: Gravel Road Rehabilitation			30/06/2028		Subprogram: Gravel Road Rehabilitation												
INF10005	Gravel Resheeting	5. Management / Financial	30/06/2028	Various	█												
Subprogram: Kerb and Channel Rehabilitation			06/12/2029		Subprogram: Kerb and Channel Rehabilitation												
INC00063	Kerb and Channel Rehabilitation - Unallocat	5. Management / Financial	02/07/2027	Various	█												


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Project ID	Project Name	Status	Finish	Suburb (Text)	2026			2027				2028				2029		
					Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
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	Saddliers Crossing													08/12/2028	
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														11/01/2029
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 Rehabilitati	2.1 Concept Design	17/12/2027	Redbank Plains														17/12/2027
Subprogram: Parks Rehab Inc Memorials			30/06/2028		Subprogram: Parks Rehab Inc Memorials													
INF04190	Rex Hawke Pk F 20	3.1 Construction in Progress	17/04/2026	REDBANK PLAINS														17/04/2026
INF04869	Organic Softfall Replacement Program	4. Practically Complete	09/03/2026 A	Various														09/03/2026 A
INF04870	Rubber Softfall Replacement Program	3.1 Construction in Progress	01/04/2026	Various														01/04/2026
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	3.1 Construction in Progress	30/06/2026	Springfield Lakes														30/06/2026
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	23/02/2028	Various														23/02/2028
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	3. Handed Over for Execution	30/11/2026	Redbank Plains														30/11/2026
INF05377	Paddington Pk PG RE 26	3. Handed Over for Execution	19/10/2026	Flinders View														19/10/2026
INF05398	Henry Lawson Bicentennial Park Playgrounc	4. Practically Complete	13/03/2026 A	Walloon														13/03/2026 A
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														08/10/2025 A
INF05381	Orion Lagoon Switchboard RE 26	3. Handed Over for Execution	01/06/2026	Springfield Central														01/06/2026
INF05497	Queens Park Retaining Wall Kerb Extensior	2.3 Detail Design	12/06/2026	Ipswich														12/06/2026
INF05498	Lobley Park Exercise Equipment 26 (DRAFT)	3. Handed Over for Execution	18/05/2026	Churchill														18/05/2026
INF05499	Peter Tullet Mem Park Nest Swing 26 (DRAFT)	3. Handed Over for Execution	18/05/2026	Springfield														18/05/2026
INF05500	Leichardt Park Spinner 26 (DRAFT)	3. Handed Over for Execution	18/05/2026	Ipswich														18/05/2026
Subprogram: Path Rehabilitation			30/06/2028		Subprogram: Path Rehabilitation													
INF04337	Cemetery Rd FR 21	3. Handed Over for Execution	09/04/2026	EASTERN HEIGHTS														09/04/2026
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	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	2.2 Concept Complete	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	2.4 Detail Design Complete	14/07/2026	Ipswich														14/07/2026
Subprogram: Sealed Road Rehabilitation			05/12/2031		Subprogram: Sealed Road Rehabilitation													
INF03850	Brisbane Tce LR 19	2.4 Detail Design Complete	02/01/2029	Redbank														02/01/2029

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		Asset and Infrastructure Services Department Asset Rehabilitation Progress Report				Data Date : 01/04/2026 Published On : 30/03/2026											
Project ID	Project Name	Status	Finish	Suburb (Text)	2026			2027				2028				2029	
					Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
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													
INF04320	Campbell St LR 23	4. Practically Complete	20/02/2026 A	WOODEND	02/2026 A												
INF04319	Enterprise St LR 23	4. Practically Complete	06/11/2025 A	WULKURAKA													
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	5 A												
INF02768	River Road LR 18	2.3 Detail Design	09/05/2029	Redbank													09/05/2029
INF04717	Willowtree Dr LR 24	2.4 Detail Design Complete	12/11/2027	Flinders View							12/11/2027						
INF02770	Jalrock Pl LR 18	4. Practically Complete	10/11/2025 A	Carol Park													
INF04715	Augusta Pwy LR 24	3. Handed Over for Execution	09/10/2026	Brookwater			09/10/2026										
INF04722	Old Logan Rd LR 25	2.4 Detail Design Complete	26/10/2026	Camira			26/10/2026										
INF04716	Kingfisher Ct LR 24	4. Practically Complete	01/12/2025 A	Bundamba	A												
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											04/09/2028		
INF04735	Brisbane Tce LR 27	2.4 Detail Design Complete	11/12/2026	Goodna			11/12/2026										
INF04733	Griffith Rd LR 26	2.2 Concept Complete	16/02/2029	Ipswich													16/02/2029
INF04732	Creek St LR 26	2.4 Detail Design Complete	18/12/2028	Bundamba													18/12/2028
INF04720	Church St LR 25	2.4 Detail Design Complete	05/02/2027	Goodna			05/02/2027										
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											30/06/2028		
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	4. Practically Complete	18/03/2026 A	VARIOUS	18/03/2026 A												
INF05195	Resurfacing Area 5 LR 25-26	4. Practically Complete	19/02/2026 A	VARIOUS	02/2026 A												
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	5 A												
INF04730	Whitehill Rd LR 26	2.2 Concept Complete	10/12/2029	Raceview													
INF04727	Mary St LR 26	2.1 Concept Design	20/12/2028	Blackstone													20/12/2028
INF04724	Mica St LR 25	2.1 Concept Design	08/12/2028	Carol Park													08/12/2028
INF04726	Lobb St LR 26	2.1 Concept Design	08/12/2028	Churchill													08/12/2028
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													22/12/2028
INF05307	Boundary Street Rehabilitation	2.2 Concept Complete	13/12/2028	Moore's Pocket													13/12/2028
INF05308	Lansdowne Way Road Rehabilitation	2.1 Concept Design	09/04/2029	Chuwar													09/04/2029
INF05309	Smiths Road Rehabilitation	2.2 Concept Complete	05/12/2031	Goodna													
INF05311	Woodend Road Rehabilitation	2.2 Concept Complete	06/12/2029	Woodend													
INF05325	Resurfacing Area 5 LR 26-27	2.3 Detail Design	08/10/2026	VARIOUS			08/10/2026										
INF05327	Resurfacing Area 7 LR 26-27	2.3 Detail Design	07/10/2026	VARIOUS			07/10/2026										
INF05328	Resurfacing Area 8 LR 26-27	2.3 Detail Design	08/10/2026	VARIOUS			08/10/2026										
INF05481	Daisy Ave Road Resurfacing 26	4. Practically Complete	12/01/2026 A	North Ipswich	2026 A												
INF04721	Junction Rd LR 25	1. Brief Development	10/01/2030	Karalee	7/2026												

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)

		<h2 style="text-align: center;">Asset and Infrastructure Services Department</h2> <h3 style="text-align: center;">Asset Rehabilitation Progress Report</h3>				Data Date : 01/04/2026 Published On : 30/03/2026											
Project ID	Project Name	Status	Finish	Suburb (Text)	2026			2027				2028				2029	
					Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
INF04728	Reif St LR 26	1. Brief Development	10/01/2030	Flinders View	7/2026												
INF04731	Cobalt St LR 26	1. Brief Development	09/08/2029	Carole Park				05/07/2027									
INF04725	Collingwood Dr LR 26 (Draft)	1. Brief Development	18/12/2030	Collingwood Park				06/07/2027									
Subprogram: Sports Facility Rehabilitation			20/07/2028		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	31/03/2027	Ipswich				31/03/2027									
INF05185	Electrical Pit Rehabilitation Works	5. Management / Financial	30/06/2027	Various				30/06/2027									
INF04761	Sports Field Lighting Reactive Works	5. Management / Financial	30/06/2028	Various													
INC00031	Sports Facility Rehabilitation Projects	5. Management / Financial	30/06/2028	Various													
INF05184	Pool Blanket Replacement Programme	5. Management / Financial	30/06/2028	Various													
INF04763	Evan Marginson Pk RW 24	2.4 Detail Design Complete	10/12/2027	Goodna													
INF05269	Bob Gamble Water Pump 25	4. Practically Complete	14/07/2025 A	IPSWICH													
INF05395	Tivoli Sporting Complex L 26	4. Practically Complete	15/01/2026 A	Tivoli	2026 A												
INF05391	George and Eileen Hastings SC L RE 26	3.1 Construction in Progress	02/04/2026	One Mile	02/04/2026												
INF05390	Blue Gum Res L RE 26	4. Practically Complete	11/11/2025 A	Karalee													
INF05388	Evan Marginson Pk Netball L RE 26	4. Practically Complete	10/12/2025 A	Goodna	5 A												
INF05382	Cribb Pk Cricket Nets L 26	4. Practically Complete	20/02/2026 A	North Ipswich	02/2026 A												
INF04417	Bill Patterson Oval Irrigation PO FR 22	2. TSR Issue and Acceptance	29/06/2026	IPSWICH				29/06/2026									
INF05386	Goodna Aquatic Centre SS RE 26 - Rejecte	6. Rejected	09/10/2025 A	Goodna													
INF05385	Bundamba Swim Centre SS RE 26	2.1 Concept Design	25/08/2026	Bundamba				25/08/2026									
INF05383	Rosewood Showgrounds Cattle Ramp RE 2	4. Practically Complete	26/11/2025 A	Rosewood	A												
INF05387	Bundamba Swim Centre Doser Unit RE 26	4. Practically Complete	07/11/2025 A	Bundamba													
INF05389	Orion Lagoon Doser Unit RE 26	4. Practically Complete	11/12/2025 A	Springfield Central	5 A												
INF05384	Bill Patterson Oval Switchboard RE 26	4. Practically Complete	24/02/2026 A	Ipswich	02/2026 A												
INF05244	Evan Marginson Pk L 25	4. Practically Complete	20/01/2026 A	Ipswich	2026 A												
INF05452	Orion Lagoon Pumps Replacement 26	4. Practically Complete	06/03/2026 A	Springfield Central	6/03/2026 A												
INF05425	RBP Rec Res Oval B DR 26	2.1 Concept Design	20/07/2028	Redbank Plains													
INF05424	North Ipswich Reserve Scour Rectification	3.1 Construction in Progress	30/06/2026	North Ipswich				30/06/2026									
INF05469	Ironbark Park Irrigation Remediation 25	3. Handed Over for Execution	10/04/2026	Ripley				10/04/2026									
INF05495	Ipswich Cycle Park Lighting Refurbishment (1. Brief Development	18/05/2026	TBC				18/05/2026									
Subprogram: Street Furniture Rehabilitation			30/06/2028		Subprogram: Street Furniture Rehabilitation												
INF10033	Guardrail Roadside Furniture	5. Management / Financial	28/06/2028	Various													
INF10031	Pavement Marking	5. Management / Financial	30/06/2028	Various													
INF10032	Traffic Facilities	5. Management / Financial	30/06/2028	Various													
INF05415	Jo-Ann Miller Dr TI 26	4. Practically Complete	08/08/2025 A	Collingwood Park													
INF03974	Eagle Kruger Rehab TS	4. Practically Complete	20/03/2026 A	COLLINGWOOD PARK/ REDE	20/03/2026 A												
INF03970	Jones RBPR Keidges Rehab TS	4. Practically Complete	20/03/2026 A	REDBANK PLAINS	20/03/2026 A												
INF03973	Old Logan Formation Rehab TS	4. Practically Complete	02/02/2026 A	CAROLE PARK	2/2026 A												
INF03972	Brisbane Hooper Rehab TS	4. Practically Complete	20/03/2026 A	WEST IPSWICH	20/03/2026 A												
Subprogram: Local Drainage			09/12/2025 A		Subprogram: Local Drainage												
INF05471	163 Raceview Street Stormwater Rectificati	4. Practically Complete	09/12/2025 A	Raceview	5 A												
Subprogram: Disturbed Land Management			30/04/2026		Subprogram: Disturbed Land Management												
INF04475	Woogaroo Closed Landfill Leachate and Ga	3. Handed Over for Execution	30/04/2026	Goodna				30/04/2026									

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Doc ID No: A12728254

ITEM: 3

SUBJECT: WARRILL PARK LAWN CEMETERY - MASTER PLAN AND LAND MANAGEMENT PLAN

AUTHOR: PRINCIPAL OFFICER (PROJECTS)

DATE: 27 MARCH 2026

EXECUTIVE SUMMARY

The original master plan for Warrill Park Lawn Cemetery was approved by Council resolution on 19 February 2013. Due to flooding, a reassessment of community needs and improved land management, it was determined that a master plan revision was necessary. The circumstances around this were presented to the Growth, Infrastructure and Waste Committee on 9 February 2023. The following recommendation was resolved at Council on 23 February 2023:

- A. *That the Master Plan for the Warrill Park Lawn Cemetery presented to the Council Ordinary Meeting on 19 February 2013 be revised and updated.*
- B. *That the revised Concept Master Plan for the Warrill Park Lawn Cemetery be presented to a future meeting of the Growth and Infrastructure and Waste Committee.*

The master planning process advanced following a budget allocation in the 2024-2025 financial year, with a preliminary master plan concept developed and shared for community and industry consultation. A funding allocation was established for the 2025-2026 financial year to complete the Warill Park Lawn Cemetery Master Plan and Land Management Plan (the Master Plan) utilising the feedback received throughout the extensive consultation process.

RECOMMENDATION/S

That the Warrill Park Lawn Cemetery Master Plan and Land Management Plan (included as Attachment 1) be approved by Council.

RELATED PARTIES

Norwood Park Pty Ltd (Norwood) is contracted to Council to provide cemetery services in accordance with the Cemetery Services Deed, 09-10-054 (the Deed) and Trustee Lease. The Deed commenced on 1 September 2011 for a period of 30 years.

Propel Funeral Partners Limited (Propel) acquired Norwood as a wholly owned subsidiary during 2018. Council had no objection to the acquisition at the time.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

Warrill Park Lawn Cemetery is a deeply important place of reflection, respect and honour for Ipswich residents, and council is committed to ensuring it is a peaceful and welcoming location for all. Since its opening in 1971, Warrill Park Lawn Cemetery has become the largest and most utilised cemetery in Ipswich. Initially operated by the Ipswich Cemetery Trust, the Ipswich City Council became the Trustee in 1979. The cemetery contains more than 15,000 memorials, burials and ashes placements, primarily consisting of open lawn burials and ashes inurnment options. The cemetery has been developed as a non-denominational (no specific areas designated for a particular faith of religion) cemetery; however, graves are orientated in a traditional Christian style (East-West orientation).

The site is compressed / restricted by the protected *Melaleuca Irbyana* forest to the south and Ebenezer Creek to the north, the Cunningham Hwy to the west, and a private property to the east. These boundaries offer challenges to the site that include extensive areas affected by flooding and overland water flow and an ecologically protected zone, both restricting future development for burial services.

The Master Plan (**Attachment 1**) has been developed through extensive consultation with key stakeholders, community groups and the broader Ipswich community. Elements that received positive interest and support were new concepts such as tree bosques, natural burials, and an outdoor pavilion. Additionally, landscaped memorial gardens and walks and the rehabilitation of older burial areas was strongly supported.

Targeted engagement with key stakeholders provided feedback that a military memorial should be considered/included, enhancements should be made to the infant/child burial area, and that overflow gathering areas should be added. Local industry experts suggested specific operational enhancements on improvements to the chapel entry/exit for people attending services, back of house operational aspects and specific information on gathering spaces and the proposed use of outdoor areas.

The elements that were strongly supported by the community and the specific stakeholder and industry feedback has been incorporated into the Master Plan.

LEGAL IMPLICATIONS

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

Local Government Act 2009

Local Government Regulation 2012

Local Law 7 (Local Government Controlled Areas and Roads)

Subordinate Local Law 7.1 (Local Government Controlled Areas and Roads)

Land Act 1994

Environment Protection and Biodiversity Conservation Regulations 2000.

Nature Conservation Act 1992 (Qld)

Vegetation Management Act 1999 (Qld)

Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)

POLICY IMPLICATIONS

The following policies are relevant to this report:

- **Capital Investment in Provisional Projects Policy:** Some projects delivered as part of the master plan may be a request from the community or community groups.
- **Community Engagement Policy:** The community engagement undertaken as part of this project aligns with the policy's purpose and principles.
- **Councillor Briefing and Workshop Policy:** Briefs have been provided to the Councillors regarding this project.
- **Disability, Access and Equity Policy:** The design documents for this project have considered equal access for people of all abilities.
- **Environmental Protection Policy:** The southern edge of the cemetery grounds contains a largely intact patch of remnant *Melaleuca irbyana* forest that is listed as “endangered” under the *Nature Conservation Act 1992 (Qld)*, as an endangered regional ecosystem under the *Vegetation Management Act 1999 (Qld)* and as a threatened ecological community under the *Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)*.
- **Human Rights Policy:** Human Rights implications have been considered in the development of the plan.
- **Indigenous Accord Policy:** The purpose and principles of the policy have been considered in the development of the project.
- **Infrastructure Asset Management Policy:** Relevant for the long-term delivery of services to the community.
- **Public Monuments and Memorials Policy:** This policy may be relevant to the project as monuments have been suggested by the community.
- **Sustainability Policy:** Master Planning will assist in aligning with the purpose and principles of this policy.

RISK MANAGEMENT IMPLICATIONS

There is an expectation from the Ipswich community that cemetery services be provided by Council. Burials, cremations and ashes inurnment are performed at the Warrill Park Lawn Cemetery on a frequent basis, averaging a combined total of over 250 burials and inurnments of cremains yearly. This number is expected to increase with the increasing residential populations.

Development of the site and the construction of infrastructure is required to make more land available for burials and inurnments of cremains to enable cemetery services to continue.

FINANCIAL/RESOURCE IMPLICATIONS

It is worth noting that the agreement with Norwood Park Pty Ltd (Norwood) is on the basis that Norwood are responsible for the operation and maintenance of the Warrill Park Lawn Cemetery for the term of the Cemetery Services Deed (until 2041). Norwood’s general responsibility to strategic management is the delivery of capital items to maximise the

options available for death care services (examples noted within the Deed are chapel, cremator, memorial gardens, columbarium walls, etc.). Council is responsible for most other capital improvements.

Decision making on the extent of capital improvements will need to be made considering future budget developments. The Master Plan has been developed as a guiding document as community requirements will likely change in future decades and images and details within the Master Plan should not be interpreted as the final design.

COMMUNITY AND OTHER CONSULTATION

Community and key stakeholder engagement was identified as critical to the development of the Master Plan. A community engagement plan was developed as the driver for engagement with the public, key stakeholders and community groups. **Attachment 2** outlines the specific stakeholder groups that were involved. The purpose behind the engagement was to:

- Understand community values and expectations for cemetery spaces,
- Identify preferences for future burial, memorial, and reflection areas,
- Gather insights to guide the design and functionality of proposed improvements.

The Community, Culture and Economic Development Department provided overall guidance on the engagement process and have compiled a report (**Attachment 3**) that details the various elements of the engagement and a detailed summary of the information gathered through the public survey made available on the Shape Your Ipswich platform.

CONCLUSION

The Warrill Park Lawn Cemetery Master Plan and Land Management Plan has been developed to provide direction on the future use of the site. The plan takes into consideration the opportunities and constraints of the site utilising the technical studies undertaken to understand the impacts of the environment, flooding and overland water flow issues.









The Master Plan contains several annexures (**Attachments 4-8**) that provide details on the technical studies, an example of site development in more detailed design, and a review of the original cemetery reserve with an assessment of future opportunities.

It is anticipated that the capacity of the site currently exceeds thirty (30) years and may extend further depending on consumer needs. Traditional burials have the greatest impact on site capacity and trends are currently shifting towards cremations as the more popular end of life process. Should this trend continue, site capacity will increase.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
Document link	
(a) What is the Act/Decision being made?	That the Warrill Park Lawn Cemetery Master Plan and Land Management Plan (included as Attachment 1) be approved by Council.
(b) What human rights are affected?	No human rights are expected to be affected by this decision. Matters such as religion and beliefs and associated rituals and practices have been considered in the development of the plan as well as Cultural rights of minorities and Aboriginal peoples and Torres Strait Islander peoples. Opportunities have been made available to the community for consultation and feedback.
(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	Warrill Park Lawn Cemetery Master Plan and Land Management Plan (<i>under separate cover</i>) 
2	Community Engagement Stakeholder list (<i>under separate cover</i>) 
3	Community Engagement Report (<i>under separate cover</i>) 
4	Annexure 1a Melaleuca irbyana Impact Assessment (<i>under separate cover</i>) 
5	Annexure 1b Memorial Walk Planting Guideline (<i>under separate cover</i>) 
6	Annexure 2 Warrill Park Lawn Cemetery Overland Flow Assessment (<i>under separate cover</i>) 
7	Annexure 3 Warrill Park Lawn Cemetery Nursery Concept Design (<i>under separate cover</i>) 
8	Annexure 4 Original Cemetery Reserve Review (<i>under separate cover</i>) 

Graham Schultz

PRINCIPAL OFFICER (PROJECTS)

I concur with the recommendations contained in this report.

Alisha Connaughton

MANAGER, COMPLIANCE

I concur with the recommendations contained in this report.

Brett Davey
GENERAL MANAGER (PLANNING AND REGULATORY SERVICES)

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Doc ID No: A12842241

ITEM: 4

SUBJECT: INFRASTRUCTURE AGREEMENT - ACTUAL COST DETERMINATION - EAGLE STREET AND COLLINGWOOD DRIVE ROADWORKS - TRUNK INFRASTRUCTURE

AUTHOR: PRINCIPAL PLANNER (DEVELOPMENT)

DATE: 30 APRIL 2026

EXECUTIVE SUMMARY

This is a report concerning a submission pursuant to an Infrastructure Agreement between HB Qld Pty Ltd, Canberra Estate Consortium No 36 Pty Ltd, Department of Education and Council relating to the determination of the offset amount regarding the construction of trunk transport infrastructure associated with Eagle Street and Collingwood Drive undertaken by the developers of the adjacent residential estates.

This is a routine transaction when dealing with major works for infrastructure delivered by developers. The financial value of this particular matter triggers consideration by committee and Council.

RECOMMENDATION/S

That Council, issue a Notice to HB Qld Pty Ltd and Canberra Estate Consortium No 36 Pty Ltd that pursuant to clause 4.6 of the Infrastructure Agreement the Offset Amount for the works associated with Collingwood Drive and Eagle Street pursuant to the Infrastructure Agreement is \$11,451,973.08.

RELATED PARTIES

Developer	HB Qld Pty Ltd (HB Land)
Developer	Canberra Estate Consortium No 36 Pty Ltd (Village Building Company)
Applicant	Colliers

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

SITE INFORMATION/DEVELOPMENT HISTORY

HB Qld Pty Ltd (HB Land) is developing 'The Pocket' residential estate on land to the northeast of the intersection of Collingwood Drive and Eagle Street, Collingwood Park. Part of this site has been acquired by Department of Education (DoE) for the purposes of the Collingwood Park State Secondary College. Canberra Estate Consortium No 36 Pty Ltd

(Village) is developing the ‘Woodlinks’ residential estate on land to the southeast of the same intersection (refer Figure 1). Both developers had obligations to deliver LGIP identified trunk infrastructure associated with the development including the construction of Eagle Street, the Collingwood Drive associated intersection and linear parkland with the respective sites. As the works are identified trunk infrastructure, the developer would be entitled to offset the cost associated with delivering the trunk infrastructure against any infrastructure charges levied against the development in accordance with legislative requirements.



Figure 1 – Site Location Plan

INFRASTRUCTURE AGREEMENT

As result of the shared infrastructure delivery obligations and the acquisition of part of the land for the purposes of a school, on 23rd August 2023, ICC, DoE, Village and HB Land, entered into an Infrastructure Agreement which provides for the accrual of infrastructure credits and potential refunds for works costs associated with the construction of Collingwood Drive, Eagle Street and linear parkland embellishment as required by development approvals associated with the Woodlinks and Pocket residential estates (refer Figure 2). Some of the works contemplated by the agreement were required to be delivered by DoE and these works are not subject to an offset.

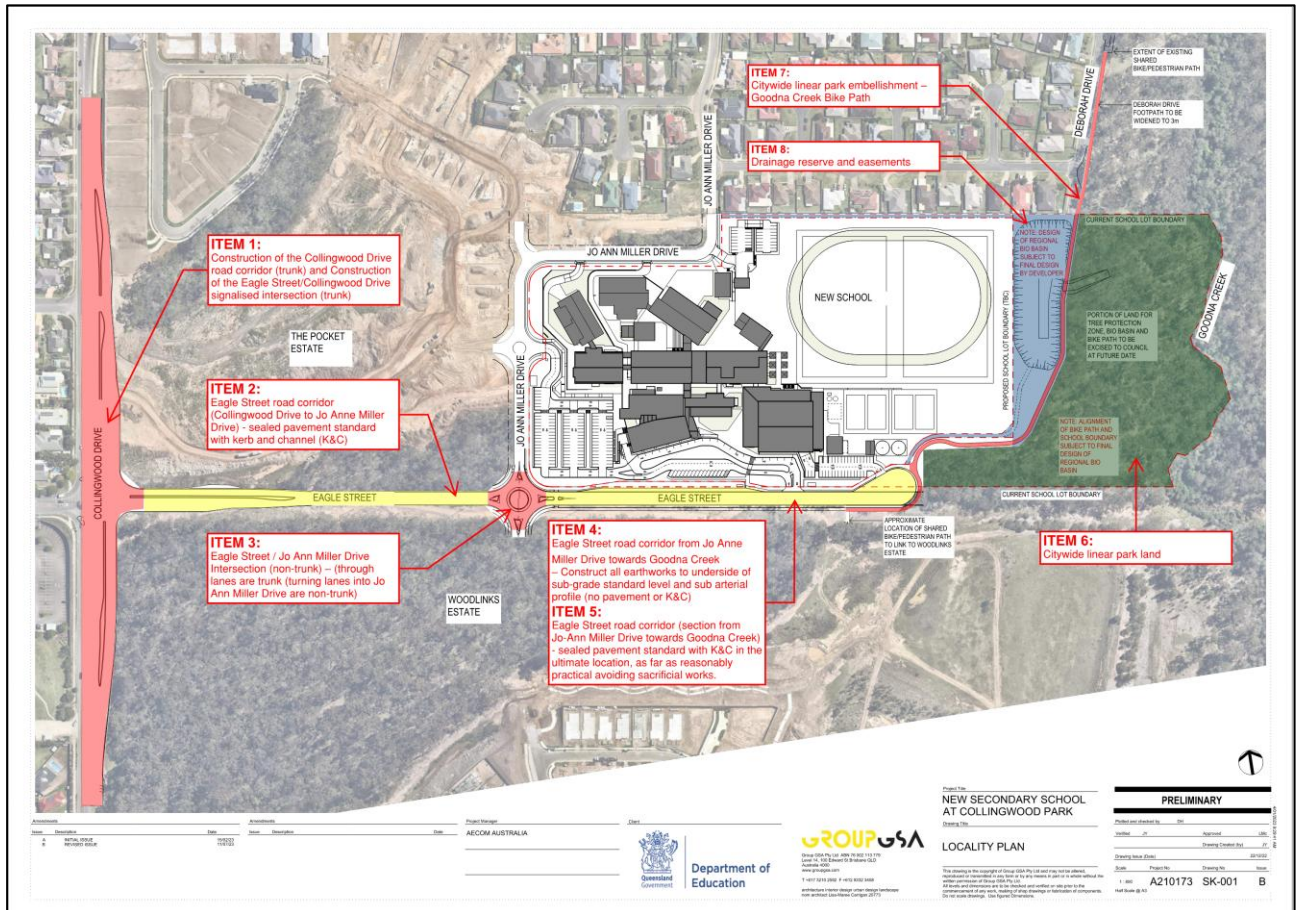


Figure 2 - Infrastructure Contributions

This request relates specifically to, items 1-4 of the agreement, which are as follows:

1. Construction of the Collingwood Drive Road corridor (trunk) and construction of the Eagle Street/Collingwood Drive signalised intersection (trunk), as well as any associated electrical, gas protection and landscaping works;
2. Construction of the Eagle Street Road corridor from Collingwood Drive to Jo Ann Miller Drive to a sealed pavement standard with kerb and channel;
3. Construction of the Eagle Street/Jo Ann Miller Drive intersection, with:
 - a. through lanes on Eagle Street being trunk infrastructure; and
 - b. turning lanes from Eagle Street to Jo Miller Drive being non-trunk infrastructure; and
4. Eagle Street Road corridor from Jo Ann Miller Drive towards Goodna Creek – construct all earthworks to underside of sub-grade level and sub arterial profile, with no pavement and no kerb and channel.

Village and HB Land undertook these works in partnership with each party sharing equal responsibility and, as such any offset amount will be split equally.

The infrastructure agreement requires the offset amount to be the lesser of the contract price and the actual cost of the works, and the offset amount is accruable once the works are accepted On Maintenance by the Council.

DETERMINATION OF OFFSET AMOUNT

On, 3 September 2025, representatives of Village and HB Land made a submission pursuant to clause 4.7 of the infrastructure agreement requesting Council determine the actual cost of the works. To undertake the assessment of the creditable works claim, Council engaged Integran Pty Ltd to assist in the review ensuring a level of independency, transparency, accountability and reporting in determining the value of Creditable Works.

Integran finalised their assessment on 13 April 2026. This assessment verified the contract price for the works and included a detailed assessment of the applicant's claim, being an actual cost assessment consistent with the requirements of the infrastructure agreement. A summary of the assessment is detailed below.

Collingwood Drive / Eagle Street	Original Contract Price	Amended Contract Price	Applicant's Claim (Actual Costs)	Assessment of Claim (Actual Costs)
Construction Costs	\$7,819,661.06	\$7,819,661.06	\$8,975,371.00	\$8,728,176.63
Landscaping Costs	<i>Not Available</i>	\$190,953.36	\$203,267.14	\$190,953.36
Additional APA Costs	<i>Not Available</i>	\$168,309.09	\$168,733.51	\$168,309.09
Pavement Variations	<i>Not Available</i>	\$1,085,790.14	\$1,085,790.14	\$1,085,790.14
On-Costs	\$1,172,949.16	\$1,389,707.05	\$1,331,472.26	\$1,302,262.01
Contingencies	\$899,261.02	\$797,552.38	\$0.00	\$0.00
Total Amount	\$9,891,871.24	\$11,451,973.08	\$11,764,634.05	\$11,475,491.23

The original contract price was determined in September 2023, prior to the works commencing. However, during the construction of the project a number of variations to the price were acknowledged. These related to landscaping costs, additional APA Cost and variations to the pavement design. The landscaping costs were included once they were known as they were subject to a separate tendering process.

Regarding the APA costs an allowance was made in the determination of the contract price. However, the contract price attributed to this item was subject to adjustment upon the amounts being provided by APA as they are the only party able to undertake the relevant supervision of works near their infrastructure for safety reasons. Additionally, pavement design changes were required by the Council after the original price determination. As these changes were required to ensure the road was constructed to Council's standards it was considered reasonable to amend the contract price in these instances.

As the assessment of the actual cost is greater than the amended contract price, the offset amount will be **\$11,451,973.08** being the amended contract price consistent with the requirements of the Infrastructure Agreement.

LEGAL IMPLICATIONS

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

Planning Regulation 2017

POLICY IMPLICATIONS

This recommendation is consistent with the Planning Act 2016 and the Ipswich Planning Scheme and LGIP.

RISK MANAGEMENT IMPLICATIONS

As party to the Infrastructure Agreement, Council is required to issue a notice to the applicant advising of the outcome of assessment of the request to determine the offset amount for the creditable works.

FINANCIAL/RESOURCE IMPLICATIONS

Once credits are accrued pursuant to the Infrastructure Agreement, the value of these credits will be able to be offset against any infrastructure charges associated with the relevant estates. Should the value of the credits exceed the value of remaining infrastructure charges, any unused offset amount is required to be refunded to the relevant developer consistent with the Infrastructure Agreement and Adopted Infrastructure Charges Resolution. It is noted that even if a refund eventuates, Council before the execution of the infrastructure agreement had previously collected contributions from both developers in relation to these estates to the approximate value of \$7.8 million. Through further development activity since the agreement was executed it is anticipated additional contributions to the approximate value of \$7.5 million will become payable across both estates.

COMMUNITY AND OTHER CONSULTATION

Not applicable.

CONCLUSION

That Council, issue a Notice to HB Qld Pty Ltd and Canberra Estate Consortium No 36 Pty Ltd that pursuant to clause 4.6 of the Infrastructure Agreement the Offset Amount for the works is \$11,451,973.08.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
NON-DISCRETIONARY DECISION
As a party to the Infrastructure Agreement, Council has an obligation under the terms of the agreement to issue a notice to the applicant advising of the outcome of assessment of the request to determine the offset amount for the creditable works.

Grant Johnson

PRINCIPAL PLANNER (DEVELOPMENT)

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: A12838175

ITEM: 5
SUBJECT: EXERCISE OF DELEGATION REPORT
AUTHOR: MANAGER, DEVELOPMENT PLANNING
DATE: 30 APRIL 2026

EXECUTIVE SUMMARY

This is a report concerning applications that have been determined by delegated authority for the period 1 April 2026 to 30 April 2026.

RECOMMENDATION/S

That the Exercise of Delegation report for the period 1 April 2026 to 30 April 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 1 April 2026 to 30 April 2026.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
RECEIVE AND NOTE REPORT
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 - April 26 ↓ 
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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)

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

Doc ID No: A12838321

ITEM: 6
SUBJECT: PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT
AUTHOR: MANAGER, DEVELOPMENT PLANNING
DATE: 30 APRIL 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
RECEIVE AND NOTE REPORT
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 - April 26  
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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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