

•	<b>6.1 Adoption of Infrastructure Levy Policy</b> Attachment 1 Updated Infrastructure Levy Policy
•	O Mayor's 2025-2026 Budget Speech  Attachment 1 Mayor's 2025-2026 Annual Plan and Budget Speech
•	6.7 Strategic Contracting - Adoption of Annual Contracting Plan
	Attachment 1 Updated Annual Contracting Plan (FY25-26)

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Version Control and Objective ID	Version No:	Objective ID:
Adopted at Council Ordinary Meeting on	1 July 2025	
Date of Review	30 June 2029	

### 1. Statement

Council recognises that investing in strategic infrastructure projects is a crucial aspect of enhancing the lives of its community members and is necessary for supporting the population growth of the city of Ipswich.

The Infrastructure Levy (levy) provides funding for strategic infrastructure projects, which are aligned to council's strategies and plans.

### 2. Purpose and Principles

This policy guides Council's decision making to inform allocation of revenue generated from the levy.

This policy is guided by the following principles:

- Transparent, systematic and practical delivery;
- Strategic infrastructure is required to support the city's growth;
- Council's delivery of strategic infrastructure must be done in a financially sustainable manner;
- Support the delivery of the Local Government Infrastructure Plan (LGIP).

The intended outcomes of this policy are:

- To provide funding to support the delivery of strategic infrastructure.
- To reduce the reliance on future debt which would have otherwise been required to fund the strategic infrastructure.

To achieve this, the levy revenue will be managed in the following ways:

- Council reviews and determines the annual levy for each rateable property as part of the adoption of its annual revenue statement.
- All revenue raised through the levy is placed into Council's general revenue and is accounted
  for in a clear and transparent way to ensure it is utilised to support the delivery of strategic
  infrastructure projects.
- The levy can only be expended within the Ipswich local government area.

## **IPSWICH CITY COUNCIL | Infrastructure Levy Policy**

### 3. Strategic Plan Links

This policy aligns with the following iFuture 2021-2026 Corporate Plan theme/s:

- Vibrant and Growing
- A Trusted and Leading Organisation

### 4. Regulatory Authority

The implementation, application and governance of the levy will be in accordance with the following regulatory authority:

- Local Government Act 2009
- Local Government Regulation 2012

### 5. Human Rights Commitment

Ipswich City Council (Council) has considered the human rights protected under the *Human Rights Act 2019 (Qld)* (the Act) when adopting and/or amending this policy. When applying this policy, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision in accordance with the Act.

### 6. Scope

This policy supports the allocation of funds and management of the levy. The levy can only be used in a planned manner, to fund strategic infrastructure projects for the city's benefit, which are approved by Ceouncil as part of the annual plan and budget adoption. The levy revenue can be used to either fully or partly fund such projects.

## 7. Roles and Responsibilities

Council will review the infrastructure levy and policy annually.

The following are the key roles and responsibilities for the implementation of the policy:

Role	Responsibility
Councillors	Council by resolution approve the strategic infrastructure projects for full or part funding under this Policy.
General Manager (Corporate Services)	<ul> <li>For the overall coordination of the levy including policy guidance to Council, coordination of corporate and other reporting requirements</li> <li>Ensure consultation with Council is undertaken as part of the review of the levy on an annual basis.</li> </ul>
Chief Financial Officer	Support with the provision of financial reporting on a regular basis, including the identification of projects funded by the levy.  Provide guidance on the requirement of future levies required to support the city's growth.  Ensure that the levy is allocated to strategic infrastructure projects in accordance with the policy and the funds are applied accordingly.
Manager Infrastructure Strategy	Identify relevant potential strategic infrastructure projects which are eligible to be funded or partially funded with the revenue from the levy.

## **IPSWICH CITY COUNCIL | Infrastructure Levy Policy**

## 8. Key Stakeholders

The following will be consulted during the review process:

- Mayor and Councillors
- General Manager (Assets and Infrastructure Services Department)
- Manager Infrastructure Strategy
- Chief Financial Officer
- Treasury Accounting Manager

### 9. Monitoring and Evaluation

This policy will be reviewed in accordance with Council's four (4) year review cycle or sooner if required.

### 10. Definitions

**Financial Sustainability** refers to the ability of a council to manage its finances so that it can meet its current and future service delivery and infrastructure obligations without compromising its financial viability.

**Strategic Infrastructure** refers to infrastructure which is outlined in the Local Government Infrastructure Plan (LGIP) or is significant to support the city of Ipswich's growth.

### 11. Related Documents

N/A

## 12. Policy Owner

The General Manager (Corporate Services Department) is the policy owner and the Chief Financial Officer is responsible for authoring and reviewing this policy.

## Mayor Teresa Harding 2025-2026 Budget speech

## Special Council Meeting | 9am, 1 July 2025

Fellow Councillors, CEO, residents and ratepayers of Ipswich, today it is my honour to table the Ipswich City Council 2025-2026 Budget and Annual Plan.

Today we put forward a Budget that is focused on our future – our future as a proud city and the fastest growing council in Queensland.

Over the next 20 years, no council in Queensland will grow at a faster rate than Ipswich. Our population will double, making our city home to more than half a million residents.

And while this enormous growth presents significant economic opportunities, it also presents us with enormous challenges in delivering the services, facilities, and infrastructure our city needs to grow sustainably.

This is not a Budget filled with short-term fixes or flashy announcements – it is a Budget firmly focused on setting our city up for a positive and prosperous future.

It is a Budget that considers the significant challenge ahead of us and continues to take the steps we need to tackle what we know will be a billion-dollar infrastructure shortfall over the next decade.

It is a Budget focused on creating operational efficiencies and savings, allowing us to focus more funding on boosting essential services while once again delivering a surplus.

But of course, it has not been easy in the tough fiscal environment that residents, businesses and governments face today.

This Council has come together over the past 8 months, to carefully consider the Budget presented today.

And each and every Councillor has contributed, collaborated and advocated for the Budget before us today – I thank each of you for your contribution and commitment to this important task.

We have all worked together to find, what we believe, is the right balance between our focus on improving service delivery while also planning for our future.

Importantly, we have not done this through staffing and programs cuts like other councils – instead we remain focused on delivering for the Ipswich of today while planning for the Ipswich of tomorrow.

Today, we hand down a \$678 million Budget supported by a general rate rise of 4.98 per cent.

When we consider all rates and charges, including the Queensland Government's waste and emergency management levies, and inflation, the average increase in total rates and charges is \$3.78 per week, which equivalent would be the cost of a loaf of bread or less than a Jacaranda iced coffee.

We continue to keep our rate increase for commercial properties and residential rental properties in line with the general rate rise, as we know that our renters and businesses are also doing it tough.

We will continue to offer rebates for some of our most vulnerable residents, with a full pension concession of \$258 per year and part pension concession of \$127 per year.

And, all Ipswich households will be able to continue to take advantage of our early payment discount of \$132.

With these discounts, we believe Ipswich City Council continues to offer one of the lowest general rate and charges in South East Queensland, ensuring value for money for our residents.

For the first time in our city's history, we will introduce a dedicated Infrastructure Levy to help combat a forecast billion-dollar infrastructure funding gap over the coming decade.

More than 50 houses are built in Ipswich each week and we welcome about 22 new residents each day, but our infrastructure is not keeping pace with this rapid growth.

For many years, our city has been significantly underfunded by both the Federal and State governments, not even coming close to matching the trajectory of the growth they have asked our city to accommodate.

And while residents may think that we profit greatly from these new housing developments, this is simply not the case.

When developers create new housing, these homes require access to services such as power, water, sewerage and roads. This should be funded through an 'infrastructure charge' on the developer, but this amount is capped by the Queensland Government.

The costs for council to deliver these new services for our growing community have risen by around 44 per cent, while the Queensland Government's infrastructure charges cap have not.

Therefore, the costs to deliver these services are now greater than what council can recoup through infrastructure charges, leaving a \$1 billion gap for the ratepayers of lpswich.

An infrastructure levy is the only way forward to help to prepare for the growth we know is coming.

The alternative – letting our city grind to a halt – is not an option.

Therefore, we do join five other SEQ councils that have already introduced infrastructure or transport levies to cover the shortfall funding to local government, ensuring their cities can continue to move forward.

Ninety-nine per cent of ratepayers will pay \$55 under the levy, with the remaining one per cent – those whose unimproved land values are greater than \$900,000 – will pay more based on the unimproved valuation of their property.

While this won't solve the significant infrastructure underspend in our city, it will go some way to ensure we can continue to deliver the roads, footpaths, parks and sporting facilities Ipswich needs to grow.

Together, this Council has made a deliberate choice to continue to deliver for our residents – instead of cutting and scrimping on the services and programs that make the Ipswich we love.

This includes an almost \$580 million capital works program across the next three years, funding some of the biggest road projects our city has ever seen.

\$7 million for Stage 2 of Springfield Parkway – part of \$42.3 million to be spent over the next five years.

\$2.8 million over the next three years to continue the upgrade of Redbank Plains Road, doubling its capacity to a four-lane urban road.

Another \$9 million for Stage 1 of the Ripley Road upgrade, as part of a \$113.8 million spend over the next four years.

As well as \$28.5 million over the next four years for the upgrade of Fischer Road, Ripley.

This Budget will also kickstart the upgrades of School Road, Redbank Plains; Jones Road, Bellbird Park; Mary Street, Blackstone; Toongarra Road, Leichhardt and Augusta Parkway and Sinnathamby Boulevard in Springfield Central.

Overall, we're investing \$54.7 million over the next year in maintaining, upgrading and expanding our road network to cater for our growing city.

We're delivering more of what you love with \$24 million dedicated to improving our sporting and community facilities across the city.

Including upgrades to Queens Park, Limestone Park, Redbank Plains Recreation Reserve, Tivoli Sporting Complex, and the much-loved Ipswich Nature Centre.

Work also continues on our \$40 million upgrade to North Ipswich Reserve, thanks to the support of the Australian and Queensland governments, alongside the \$10 million investment from council, which will deliver a new 2000-seat western grandstand and commence the staged approach for a national-standard sport and entertainment precinct anchored around a boutique rectangular stadium that will revolutionise access to sporting and entertainment content in Queensland's sporting heartland.

Planning will also begin on the establishment of three new community hubs in our fastest growing suburbs of Ripley, Springfield Central and Yamanto.

This is a Budget that is bringing spending back to our suburbs, with more than 80 percent of this financial year's capital works program to be spent outside Ipswich Central.

As always, environment and sustainability remains a priority for this Council as we continue with upgrades and expansions to our resource recovery infrastructure.

Our three-year capital works program will see upgrades continuing at our Riverview centre, while planning and design work commences for our new Southern and Western resource recovery centres.

We've set aside \$2.2 million over the next three years for climate resilience and renewable activities to keep Ipswich moving towards a net zero target. This includes the installation of additional solar systems and EV charging stations across the city.

In total, more than \$25 million will be invested in the coming year to support our commitment to a green and clean Ipswich.

We know times continue to be tough for Ipswich residents, businesses and charities, and this is always something that is top of mind for all us Councillors.

Our responsible approach to the Budget has allowed Council to continue to deliver for the community while still maintaining one of the lowest general rate and charges of all South East Queensland councils.

Despite this, we are still leading the region with the free and low-cost activities and programs we offer to Ipswich families each year.

In 2024, our Active and Healthy program featured 40 weekly activities, 18 nutrition workshops and 131 Active Kids school holiday sessions – with more than 30,000 residents taking part in the past year.

More than 160,000 residents and visitors enjoyed our unique Ipswich Nature Centre.

85,000 residents enjoyed one of our 2,000 free programs at our wonderful Ipswich Libraries.

And our Ipswich Festivals and Discover Ipswich program continues to attract almost 2 million people to our city each year, and inject \$400 million into our local economy.

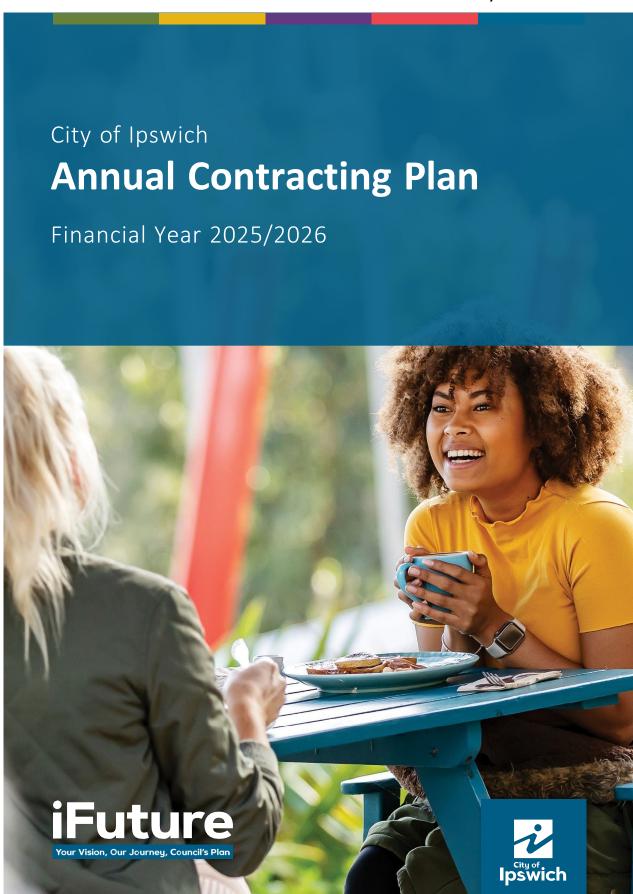
I commend all Councillors for their contribution, commitment and courage in taking the tough steps needed to lay out a positive path for our city's future.

It has been a complex challenge, and one we know comes with great responsibility, accountability and trust. As a Council we've been able to come together and collectively deliver this Ipswich City Council 2025-2026 Budget and Annual Plan.

I would also like to thank the CEO, Sonia Cooper, and her team for their hard work and efforts in supporting the Budget we hand down today.

This was not a Budget about quick fixes or passing the buck - it is brave, financially sensible and future-focused. It is the Budget we need now, to ensure we can continue to grow and proper into the future.

I now commend the Ipswich City Council 2025-2026 Budget and Annual Plan to the Chamber.



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## **SECTION 1: PROCUREMENT AT CITY OF IPSWICH**

Procurement at Ipswich City Council (Council) is conducted in accordance with the *Local Government Act 2009* (Qld) (LGA) and the *Local Government Regulation 2012* (Qld) (Regulation). Council, by resolution, has decided to apply Chapter 6, Part 2 - Strategic Contracting Procedures (SCP) of the LGR. This allows Council to take a strategic approach to its contracts for goods, services, and the disposal of non-current assets (excluding the disposal of land or any part of an interest in land), while managing the adverse risks associated with contracting.

It is a requirement of the SCP for Council to develop an Annual Contracting Plan (**ACP**). The ACP contains the proposed contracts for the Financial Year including identifying any Significant Contracts. The ACP must be resolved after the budget for the Financial Year is resolved by Council.

For the purpose of this ACP the 'Financial Year' is 2025/2026 financial year.

All monetary values in this document shall be interpreted as being in Australian dollars (AUD) and exclusive of GST (to the extent that GST is applicable).

## **SECTION 2: PROCUREMENT GOVERNANCE FRAMEWORK**

Council's Procurement Policy and Procurement and Contract Manual (Manual) set out the governance framework for how Council must carry out all procurement, contracting and disposal activities. Council conducts its contracting activities in a transparent manner which demonstrates probity and accountability, whilst having regard to the five sound contracting principles as set out in section 104 of the Act.

The Buy Ipswich approach as documented in the Manual (Appendix C) is pivotal to enabling local businesses and industries to compete effectively in the market. Council recognises that investing in the Ipswich economy will yield social and economic benefits for the community as a whole, including greater opportunities for employment, skills, education and business development.

This ACP is prepared in accordance with the Manual.

## **SECTION 3: CONTRACTING PLAN**

Council, by resolution, must make and adopt a Contracting Plan each financial year (ACP) that is consistent with and supports the achievement of the strategic directions in Council's Corporate Plan.

## A. CONTRACT TYPES

This ACP details Contracts to be entered into by Council for the Financial Year in accordance with the two contract types listed below. All other contracting activities with an expected value less than \$500,000 will be undertaken in accordance with the Manual.

Council classifies Contracts with the expected value of more than \$5000,000 in two ways:

### 1. General

a. the expected contract value is greater than or equal to \$500,000 but less than \$7,000,000.

### 2. Significant

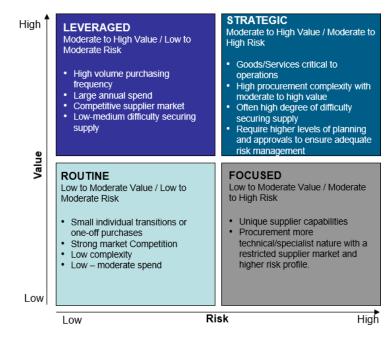
- a. the expected contract value is more than \$7,000,000; or
- b. the contract term proposed is greater than (10) ten years.

### **B. MARKET ASSESSMENT**

Council has conducted a market assessment for each type of Contract outlined above including the relative cost and difficulty in securing supply under each type of Contract.

Councils Value Risk Matrix (VRM) assessment tool (figure B.1) is utilised to assess market. Sourcing activities are classified as one of the following:

Figure B.1 Value Risk Matrix



The table below identifies Council's findings from the market assessment.

CONTRACT TYPE	SOURCING ACTIVITIES UNDERTAKEN	MARKET ASSESSMENT
General	Expressions of Interest Request for Quotation* Request for Tender Exceptions	Most contracts entered into following a competitive process;     Assess as routine, focused, leveraged, or strategic according to the VRM
Significant	Expressions of Interest Request for Tender Exceptions	<ul> <li>Majority of contracts entered into following a competitive process;</li> <li>Assess as either leveraged or strategic according to the VRM.</li> </ul>



<sup>\*</sup>Requestion for Quotations may be executed under existing panel/preferred supplier etc arrangements or issued out to selected suppliers based on market analysis.

### C. CONTRACTING PRINCIPLES AND STRATEGIES

All procurement activities, as detailed in Council's Procurement Policy, must have regard to the five 'sound contracting principles' contained in section 104(3) of the LGA.

Council may accept an offer most advantageous to it having regard to the sound contracting principles:

- a) value for money;
- b) open and effective competition;
- c) the development of competitive local business and industry;
- d) environmental protection; and
- e) ethical behaviour and fair dealing.

Council recognises that developing and adopting appropriate best practice contracting and procurement policies, processes, systems and procedures for all goods and services by Council, will enhance achievement of Council objectives such as:

- sustainable procurement,
- bottom-line cost savings,
- supporting local economies, via Buy Ipswich approach,
- achieving innovation, and
- better services for communities.

### D. POLICY ABOUT PROPOSED DELEGATIONS

The power to make, amend or discharge a contract for Council is delegated to the relevant officer in accordance with Councils Delegations Administrative Directive.

### **E. SIGNIFICANT CONTRACTS**

All Significant Contracts must have a Significant Contract Plan which is prepared in the form of an approved procurement strategy and adopted by Council prior to undertaking the Sourcing Activity. In accordance with section 221 of the LGR a Significant Contracting Plan document must state:

- a) the objectives of the significant contract;
- b) how the objectives are to be achieved;
- c) how achievement of the objectives will be measured;
- d) any alternative ways of achieving the objectives, and why the alternative ways were not applied;
- e) proposed contractual arrangements for the activity; and
- f) a risk analysis of the market in which the contract is to happen.

## **SECTION 4: EXCEPTIONS**

Ensuring regard to the Sound Contracting Principles, Council may enter into a contractual arrangement without first undertaking a competitive procurement process (i.e. invitation to quote or tender) when entering into a contract under an exception as detailed in the Manual.

## **SECTION 5: AMENDMENTS TO THE ACP**

In accordance with section 220 of the LGR, Council may, by resolution, amend the ACP at any time before the end of the financial year to which the Contracting Plan relates.

## **SECTION 6: CONTRACTING SCHEDULE**

Council's schedule of Contracts for this Financial Year is attached as Appendix A. The schedule indicates all Contracts with an expected value of greater than \$500,000 and indicates which of the Contracts listed Council considered to be Significant Contracts.

## **SECTION 7: PUBLISHING CONTRACT DETAILS**

To achieve greater transparency in procurement and contribute to rebuilding of trust with the Ipswich community, council will publish basic contract details for all awarded contracts and procurements over \$10 thousand.

# **APPENDIX A**

Annual contracting plan identifying contracts worth more than \$500,000 but less than \$7,000,000 being General. Contracts greater than \$7,000,000 or a contract term greater than 10 years being Significant.

CATEGORY	DESCRIPTION	CONTRACT TYPE
Annual licencing and subscriptions	Mobile Data Anywhere	General
Bridges and Culverts	Bergin Hills Road Culvert Rehabilitation	General
	Strongs Road Bridge Replacement	General
	Multiple Bridge and Culvert Rehabilitation Projects	General
Building works	Ipswich Nature Centre Upgrade	General
	Nicholas street office refurbishment	General
	Building Works – multiple locations	General
Concrete works	Multiple bikeways, park pathway and footpath projects	General
Civil Works	Multiple civil works projects	General
Design Projects	Design the Cultural Heart of Ipswich Project	General
Digital Library Products and Services	Library Electronic Resources and Discovery	General
Drainage projects	Britain's road stormwater rehabilitation	General
	Multiple drainage rehabilitation projects	General
Dry hire	Dry hire	General
Electrical services	Electrical services – lighting projects	General
Emergent works	Additional funding to cover any emergent works	General
Energy	Supply of Fuel and Fuel Cards	Significant
Facilities management	Fire detection & maintenance	General
	HVAC Maintenance	General
	Commercial Cleaning	Significant
Food & Beverage	Food and Beverage for Civic Centre functions	General
Gravel road rehabilitation program	Maintenance and upgrade of council's gravel road network	General
Grounds maintenance	Stormwater quality assets maintenance	General
	Supply of Bulk Pool Chemicals	General
ICT hardware	Supply & maintenance of multi-function devices & printers	General
	ICT Hardware (laptops, headsets, screens)	General
	Meeting room Audio Visual Equipment Support and Maintenance	General
Landscaping services	Grounds maintenance	Significant
Landscaping works	Organic Softfall Replacement	General
	Rubber Softfall Replacement	General
	Various landscaping and streetscape projects	General
Leases and Management Agreements	Animal Management Services	Significant
Maintenance & parts	Parts and services	General
Major civil works	Riverheart bank stabilisation	Significant

Parking & precinct management	Smart parking meter	General
Parkland management	Robelle domain parklands management	Significant
Parks rehabilitation works	Limestone Park netball facilities court resurfacing	General
	Tivoli Sporting Complex Upgrade	Significant
	Redbank Plains Recreation Reserve New Sports Facility	Significant
	Parks Rehabilitation works at multiple locations	General
Plumbing services	Plumbing services	General
Professional Services	Oracle Fusion Managed Services	General
Provisional works	Allocation of any additional divisional projects	General
Quarry products	Supply of unbound pavement material	General
Ready-mix concrete	Supply and delivery of ready-mix concrete	General
Road rehabilitation	Augusta Parkway and Sinnathamby Boulevarde Road Upgrade	Significant
	Citywide sealed road resurfacing program	Significant
	Redbank Plains Recreation Reserve Carpark Extension	General
	Redbank Plains Road Upgrade	General
	Ripley and Reif Street Intersection	General
	School Road, Redbank Plains Upgrade	General
	School Road, Redbank Plains Upgrade – Redbank Plains Primary School Carpark	General
	Springfield Park Road Upgrade	Significant
	Minor carpark and road rehabilitation works across the City	General
Security services	Electronic security services	Significant
Street Furniture	Street Furniture Rehabilitation at multiple locations	General
Software	Smart Parking Solutions	General
	Relocatable Surveillance Cameras for School Safe Program	General
	Waste Management Software Solution	General
	Waste Services Commercial Management System	General
	Oracle Service Cloud (rightnow) Licence and Support	General
	Objective EDRMS and Connect	General
	Waterride Cloud Subscription for Flood Forecasting	General
	Infrastructure Charges Management	General
	Automatic Number Plate Recognition Compliance System	General
	Cemeteries Management Software	General
Tyres Tubes and Associated Services	Supply of Tyres, Tubes and Associated Service	General
Underground services	Underground services, locations & vacuum excavation	General
Waste	Mobile Garbage Bins, Industrial Containers & Bins, Static Compactors, Associated Products and Services	General
	Liquid waste disposal services	General
	Disposal of Non-Putrescible Waste	Significant
	Waste Disposal Services	Significant

