

Briefing Note - Coralvale Regional Council - 25/09/2026

Issue / Purpose (BLUF)

Ridgeback Creek Water Treatment Plant cannot meet peak-day demand: demand now exceeds firm capacity, and the plant relies on a single 1980s clarifier train with no redundancy. Council resolved Option 3 in June 2026 to deliver a fully automated 25 MLD plant, capped at **\$18,500,000 ex-GST**, procured by open public tender and due for Practical Completion on 15/12/2027. This note is for information and seeks no decision; the ask is that the executive notes the supply, schedule and probity risks set out below.

Background

Ridgeback Creek Water Treatment Plant sits at IPWEA NAMS+ Condition Grade 4. It runs one 1980s clarifier train with manual dosing and no redundancy, and peak-day demand now exceeds its firm capacity. The plant has no operating margin: a fault on the single train leaves no standby treatment path.

Council resolved Option 3 over Option 2 in June 2026; the resolution date is [VERIFY]. Option 3 delivers a fully automated plant with 25 MLD firm capacity, duty/standby trains, SCADA integration and 1-in-100 year flood immunity. Each feature closes a current gap. Duty/standby trains remove the single point of failure, automation and SCADA replace manual dosing, and flood immunity protects the new asset to a 1-in-100 year standard.

Council also capped capital expenditure at \$18,500,000 ex-GST, chose open public tender as the procurement method, and set Practical Completion at 15/12/2027. These resolved terms fix the scope, budget and date that the tender and delivery must now meet.

Key Considerations & Regional Impact

- **Supply security.** Peak-day demand already exceeds firm capacity, so the exposure is current, not future. Council carries it on every peak day until Practical Completion. Council serves 68,000 residents across 5,480 km²; the share of those residents supplied by Ridgeback Creek Water Treatment Plant is [VERIFY].
- **Grant-locked date.** The State grant funding deed locks Practical Completion to 15/12/2027. The date is a funding condition, not a scheduling preference: slippage puts grant funding at risk as well as the program. The deed's consequences for a missed date are [VERIFY].
- **Wet season window.** The wet season constrains construction. A late tender award can push critical works into the wet season and compress the time left before 15/12/2027. The dates of the available construction window are [VERIFY].
- **Cost ceiling.** The \$18,500,000 ex-GST cap sets the ceiling for tender evaluation and award. Other project constraints for this matter are [VERIFY].
- **Strategic alignment.** The project sits under the Coralvale Corporate Plan 2024-2029 and the Long Term Financial Plan 2024-2034. The specific Corporate Plan objective and Long Term Financial Plan allocation it delivers against are [VERIFY].
- **Open session exposure.** Council will consider the item in open session; no ground for closure applies. The plant's condition, cost cap and completion date will be public, so elected members

may face community questions on supply security. Council's top concerns and key stakeholders for this matter are [VERIFY]. The decision-maker for this matter is [VERIFY].

Risk & Probity Analysis

- **Operational risk.** The single clarifier train remains a single point of failure until Practical Completion. Interim mitigation for the existing plant is [VERIFY].
- **Schedule and funding risk.** The grant-locked date of 15/12/2027 and the wet season together narrow the room to recover any delay. Mitigation: time the tender to protect the construction window.
- **Cost risk.** Tender prices must fall within the \$18,500,000 ex-GST cap.
- **Probity compliance.** The capped value of \$18,500,000 ex-GST sits well above the \$200,000 ex-GST procurement threshold in the Coralvale Regional Council Procurement Policy 2026, adopted 24/06/2026, which supports the resolved open public tender. The QLD Acceptable Request Guidelines & CCC Anti-Corruption Controls apply to this matter; their specific obligations for this tender are [VERIFY]. The delegation instrument for tender award is [VERIFY]. J. Smith, Manager Capital Delivery, has declared no conflict of interest in this matter.
- **Informational forum.** This briefing makes no decision. Any change to the resolved option, cost cap, procurement method or completion date returns to Council through a formal report.

Next Steps / Timelines

1. Release the open public tender for Option 3 within the \$18,500,000 ex-GST cap. The tender release and award dates are [VERIFY].
2. Set the construction program around the wet season to hold Practical Completion on 15/12/2027.
3. Confirm interim mitigation for the existing single clarifier train.
4. Confirm the delegation instrument for tender award, the decision-maker and the key stakeholders before the open-session item.