Grant Application - Coralvale Regional Council - 25/09/2026

Project Summary & Baseline Triage

Coralvale Regional Council requests **$5,000,000 ex-GST** from Works for Queensland Round 6 to renew the Ridgeback Creek Water Treatment Plant.

The total capital cost is $18,500,000 ex-GST, capped by Council resolution. Council will co-contribute $13,500,000 ex-GST in cash from borrowings in its Long Term Financial Plan 2024-2034. That is 73.0% of project cost: every grant dollar is matched by $2.70 of Council cash.

The plant is rated IPWEA NAMS+ Condition Grade 4. It runs a single 1980s clarifier train with manual dosing and no redundancy. Peak-day demand now exceeds firm capacity.

The project delivers a fully automated plant with 25 MLD firm capacity, duty/standby trains, SCADA integration and 1-in-100 year flood immunity.

Practical Completion is fixed at 15/12/2027 under the State grant funding deed. The grant closes the funding gap on a project Council has already resolved to deliver.

Project Need & Strategic Fit

The Ridgeback Creek Water Treatment Plant is rated Condition Grade 4 under IPWEA NAMS+. At Grade 4, NAMS+ requires immediate capital replacement planning. Replacement is therefore the planned response for this asset, not an option to defer.

The plant runs one clarifier train, built in the 1980s, with no redundancy. An outage or maintenance shutdown of that train removes clarification at the plant rather than reducing it. Chemical dosing is manual.

Peak-day demand already exceeds the plant's firm capacity. The plant cannot meet peak-day demand from firm capacity today. The shortfall is current, not forecast, and it grows more exposed with every peak-demand period that passes before renewal.

The project serves a supply area of 68,000 residents. Coralvale is a regional city of 68,000 residents across 5,480 km2. Council's regional category for program purposes is [VERIFY].

The SEIFA disadvantage score and decile for the Coralvale area are [VERIFY], as is the edition of the index relied on. These figures will anchor the case for regional need once confirmed.

The project maps to the Coralvale Corporate Plan 2024-2029, Pillar 3 Sustainable Infrastructure, Goal 3.2. It is funded within the Long Term Financial Plan 2024-2034, which carries the $13,500,000 ex-GST borrowing. Council's own financial plan carries the majority of the cost; the grant funds the balance.

Council selected Option 3 over Option 2 in June 2026. The exact date of that resolution is [VERIFY]. Council capped the capital cost at $18,500,000 ex-GST and fixed Practical Completion at 15/12/2027. The project is decided, scoped and funded by Council; the grant is the final component of the funding package.

Economic & Social Uplift Narrative

Construction will create 42 FTE positions over 24 months. The basis of the 24-month period is [VERIFY]. These positions are direct construction employment in the regional workforce during delivery.

REMPLAN-modelled indirect and induced jobs are [VERIFY]. The REMPLAN estimate of Gross Regional Product uplift is [VERIFY].

The project restores firm capacity for a supply area of 68,000 residents. Firm capacity rises to 25 MLD. Duty/standby trains remove the single point of failure: a train can be taken offline for maintenance or repair while the plant continues to treat water.

SCADA integration and full automation replace manual dosing. Treatment performance no longer depends on manual chemical dosing at the plant.

Flood immunity to the 1-in-100 year event protects the plant against floods up to that level. Water treatment for the supply area is not exposed to flood events within that standard.

Operating costs reduce by $1,200,000 per year. The GST basis of this figure is [VERIFY]. The saving is recurring: it continues each year after the grant is acquitted, so the return on the investment extends well beyond the construction period.

The $5,000,000 ex-GST grant secures an $18,500,000 ex-GST investment. Each grant dollar is matched by $2.70 of Council cash, so the State's contribution delivers a whole-of-plant renewal rather than a partial upgrade.

Methodology, Milestones & Feasibility

Council will procure the works by open public tender. Council's Procurement Policy 2026, adopted 24/06/2026, sets the public tender threshold at $200,000 ex-GST. At $18,500,000 ex-GST, the project is well above that threshold, so open tender is required under Council policy. Contracting will follow Chapter 6 of the Local Government Regulation 2012; the relevant section number is [VERIFY].

Milestone	Date
Works for Queensland Round 6 opens	01/11/2026
Works for Queensland Round 6 closes	[VERIFY]
Tender advertised	January 2027 (day [VERIFY])
Tender award	March 2027 (day [VERIFY])
Construction start	May 2027 (day [VERIFY])
Practical Completion	15/12/2027
Defects liability period ends	15/12/2028

The schedule is built around the wet season, which constrains the construction window. Tender award in March 2027 is set to clear the wet season, allowing construction to start in May 2027. A delay to tender award compresses the construction window rather than simply moving it.

Practical Completion on 15/12/2027 is driven by the State grant funding deed. That date is a funding condition, not a scheduling preference. The Round 6 completion deadline is [VERIFY]; Practical Completion must fall on or before it.

The defects liability period runs 12 months from Practical Completion and ends on 15/12/2028.

Budget & Co-contribution Breakdown (ex-GST)

Funding source	Amount (ex-GST)	Share	Type
Works for Queensland Round 6 grant (requested)	$5,000,000	27.0%	Grant
Council co-contribution: Long Term Financial Plan 2024-2034 borrowings	$13,500,000	73.0%	Cash
Total capital cost (CAPEX)	$18,500,000	100.0%	

The co-contribution ratio is 2.7:1, Council to grant. All figures are ex-GST.

The Council co-contribution is entirely cash. No in-kind contribution is included, so the match does not rely on any volunteer or in-kind valuation. The Council resolution authorising the $13,500,000 ex-GST borrowing is [VERIFY].

Council has capped the capital cost at $18,500,000 ex-GST. The two funding sources sum exactly to that cap. Without the grant, $5,000,000 ex-GST of the capped cost has no identified funding source.

The line-item cost breakdown within the cap is [VERIFY]. The project contingency is [VERIFY]. Because the grant request is fixed and the cost is capped, any tender price above the cap is a Council risk, addressed in the risk register below.

Operating costs reduce by $1,200,000 per year after commissioning; the GST basis of this figure is [VERIFY]. This recurring saving sits outside the capital budget and continues beyond the grant period.

Governance, Risk & Delivery Capability Proof

J. Smith, Manager Capital Delivery is the accountable officer for this project. The decision-maker for this matter is [VERIFY]. The delegation instrument under which the accountable officer acts is [VERIFY].

J. Smith, Manager Capital Delivery has declared no conflict of interest in this matter.

The project is governed by the Coralvale Corporate Plan 2024-2029, the Long Term Financial Plan 2024-2034 and the Procurement Policy 2026, adopted 24/06/2026. The key stakeholders for this project are [VERIFY]. Other project constraints are [VERIFY].

Risk	Consequence	Control
Wet season delays construction	Construction window compressed	Tender award in March 2027 and construction start in May 2027, sequenced to clear the wet season
Practical Completion slips beyond 15/12/2027	Breach of a State grant funding deed condition	Milestone schedule locked to the deed date; further controls [VERIFY]
Tender prices exceed the $18,500,000 ex-GST cap	Unfunded cost variation borne by Council	Open public tender; project contingency [VERIFY]
Clarifier train fails before commissioning	Loss of clarification at the plant, with no standby train	Interim controls [VERIFY]
Round 6 closing and outcome dates fall late against tender timing	Grant outcome uncertain at tender award	Closing and outcome dates [VERIFY]

Council's years of operation and its record of delivering comparable capital projects are [VERIFY]. Confirming that record gives the panel direct evidence that the delivery schedule above is achievable.