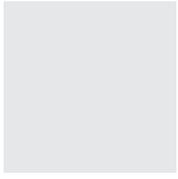
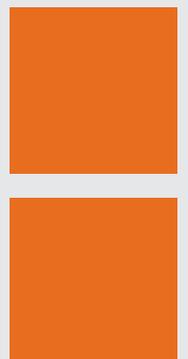




# our DEVELOPMENT



## A region of opportunity



The population of Moreton Bay region has increased by an estimated 13,000 a year since 2006, reaching just over 371,000 at June 2009. Averaged over 10 years, the area's growth rate is 3.04 per cent, making it one of the fastest in Australia.

With such growth, it is vital that council works to ensure the region has essential infrastructure, such as roads, parks, recreation reserves and cultural complexes to support community needs.

Effective regional planning will help council meet future service demands while fulfilling the legislative requirements of state planning policies.

Council is also building business, investment and tourism opportunities that foster growth in the economies of our local communities.

### The signature projects

In 2008/09, council announced several major construction projects designed to support local economies and stimulate the region's business precincts.

Known as the signature projects, these initiatives are designed to significantly improve existing public infrastructure, boost local economies, stimulate further development and enhance the lifestyle of residents as well as the experiences of visitors to the region.

In Caboolture, council is planning a \$25 million three-storey complex, tagged The Caboolture Hub, which will contain a state-of-the-art library, learning centre and art gallery, to be built on the site of the Memorial Hall car park, overlooking Town Square.

Redcliffe's iconic foreshore area will also be rejuvenated with extensive streetscaping, new pedestrian pathways and promenades, remodelling of the historic jetty bathing pavilion, easier parking and an upgrade of public areas.

Some tight timeframes were set so construction could begin on both projects in the 2010/11 financial year.

#### Caboolture

Community consultation and concept design	July to October 2009	Deadline achieved
Detailed design phase	October 2009 to April 2010	Deadline achieved
Construction tender process	April to May 2010	Deadline achieved
Construction works	June 2010 to September 2011	In progress

#### Redcliffe

Community consultation and concept design	July to December 2009	Deadline achieved
Detailed design phase	January to May 2010	Deadline achieved
Construction tender process	April to July 2010	Deadline achieved
Construction works	August 2010 to November 2011	To occur

At 30 June 2010, the design work for both projects was completed to a point where residents could see what is planned through virtual tours on council's website.



In Strathpine, council has unveiled plans for a further cultural complex to feature as a part of a planned long-term redevelopment of the Strathpine and Bray Park areas.

The Strathpine Gateway, flagged for design and development over the next five years, will link cultural facilities including a library and art galleries with office space and retail opportunities all within walking distance of the Strathpine railway station.

The complex will help rejuvenate the area by encouraging new business and economic opportunities as well as creating an attractive leisure and entertainment destination.

In April 2010, council completed the construction of a commercial warehouse on council-owned land in the Brendale industrial estate. The warehouse is on a long-term commercial lease to a national manufacturer and the revenue raised through this arrangement will be used for new community infrastructure projects.

Council has also entered into a commercial arrangement to plan, design and deliver a new operations depot for Unitywater on council-owned land in the Brendale industrial estate.



## The Moreton Bay Rail Link

As part of its commitment to ensuring our growing region has adequate infrastructure, council committed \$2 million in 2009/10 towards the development of a “shovel-ready” proposal aimed at delivering a new rail link servicing high growth suburbs including Petrie, Kallangur, Mango Hill, North Lakes and Rothwell.

In partnership with the state government, council developed a thorough business case, design and plans for submission to the federal government for funding for a Moreton Bay Rail Link from Petrie to Kippa-Ring.

A corridor for the rail line has been preserved since the 1970s and it is estimated that each full train using a future Moreton Bay Rail Link will potentially reduce the region’s traffic by 600 cars.



## Planning ahead

Through strategic planning, council can help guide development in a way that meets the lifestyle aspirations of residents.

Council's master plans act as blueprints for the long-term development of an area by providing a vision for integrated growth and development, based on the provision of adequate supporting infrastructure and a focus on local lifestyles.

It also helps ensure that the new growth experienced in a master planned environment brings opportunities that will expand and strengthen local economies.

### Strathpine Master Plan 2031

In February 2010, council began preparing a master plan encompassing the Strathpine business area, Bray Park railway station and Brendale. The areas are part of a strategically located centre within South-East Queensland and the master plan will establish a vision for how these areas evolve. The Australian government has contributed \$200,000 towards the project.

To 30 June, council had held community sessions, conducted a three-day workshop involving stakeholders and distributed project newsletters to inform residents and businesses of the project's progress. A draft master plan, which will take into consideration all information and feedback collected, is expected to be released in late August for community consultation. Council is expecting to adopt a finalised plan by early 2011.

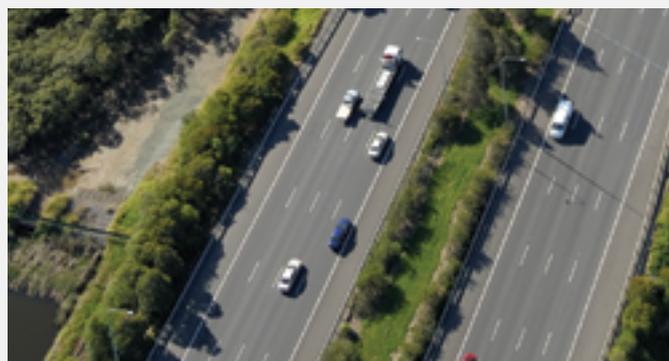
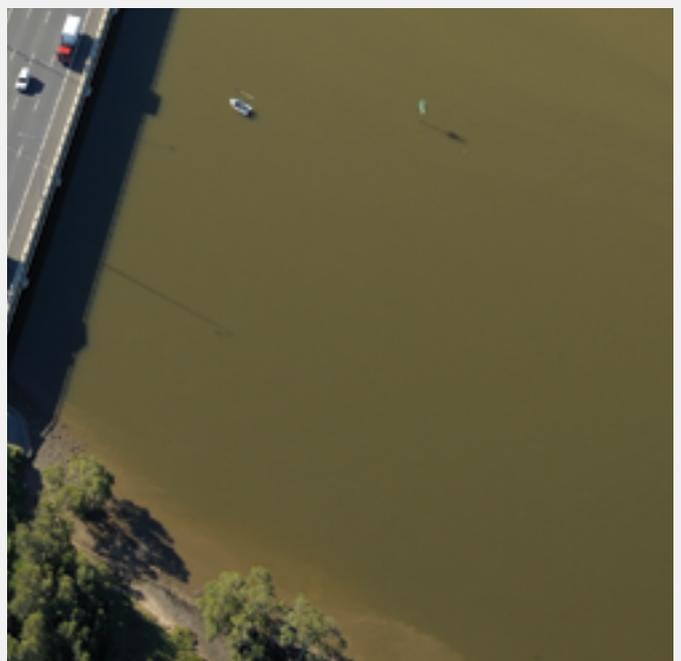
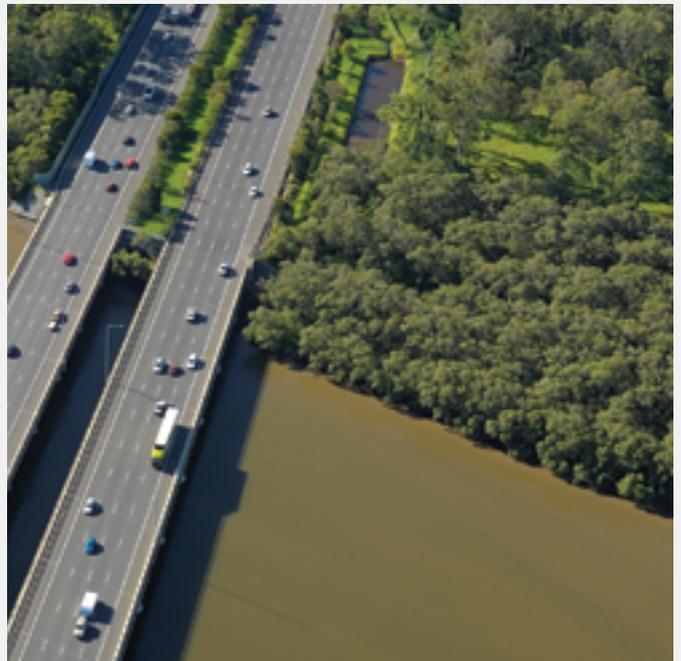
### Caboolture-Morayfield Master Plan

In October 2009, council began preparing a draft master plan for Caboolture and Morayfield which will guide and manage growth and development over 20 years. The Queensland Government has identified the area as a Principal Regional Activity Centre in its South-East Queensland Regional Plan and has provided funding towards the master planning process.

Initial consultation was carried out with local business and community reference groups in March and April. It's expected that further consultation will occur towards the end of 2010 and a finalised master plan will be adopted before 30 June 2011.

### Narangba East Local Development Area Plan

In January 2010, council began preparing a local development area plan for eastern areas of Narangba. This land is currently occupied by houses on rural residential land. Their proximity to Narangba's railway station provides an excellent opportunity to provide for a new residential community. In April, an information session at the Narangba Community Hall was held to gather public feedback. Draft planning options are expected to be provided to the community in late 2010 and the plan should be finalised in early 2011.



## Building our Communities

Council provides public infrastructure, parks and local roads to meet the needs of the region's local communities.

In the year to 30 June, council completed 91 per cent of its budgeted capital works program. This exceeded its operational plan target of 90 per cent and represented more than \$94 million in infrastructure and facilities.

Large-scale projects either delivered or under construction during the financial year are listed below.

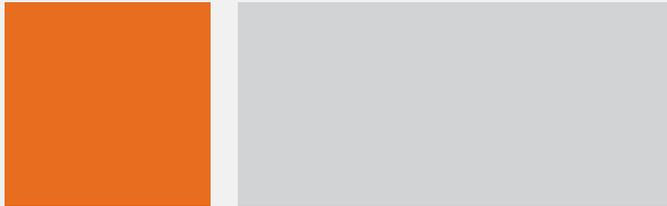
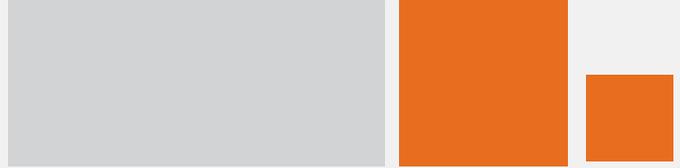
### Samford Parklands

The \$7 million first stage of the Samford Parklands redevelopment was officially opened in May 2010. It included new netball and tennis courts, a pavilion complex and a new entrance road. The improvements at the 140-hectare reserve are part of a longer-term vision to create a multi-function park with recreational areas, sporting fields, hard courts, paths and public amenities.

Detailed design work is well under way for soccer grounds on the eastern side of Mount Samson Road. Staged construction of these grounds will continue throughout next year.

### Redcliffe Tennis Centre

The \$3.5 million refurbishment of the tennis centre has involved the extension of the existing facility, a new clubhouse, and six plexicushion and six synthetic grass courts which have been lit to competition standard. The work is nearing completion and the official opening of the centre is scheduled for early October. The refurbishment of the centre was staged to allow continued use of the facility.



### Seaside Museum and Caboolture Historical Village

Construction of the \$2.7 million Bribie Island Seaside Museum, on the foreshore at Bongaree, was completed in December 2009. It was then fitted with displays and officially opened in May 2010. Since then, the museum has attracted an average of more than 200 visitors each business day.

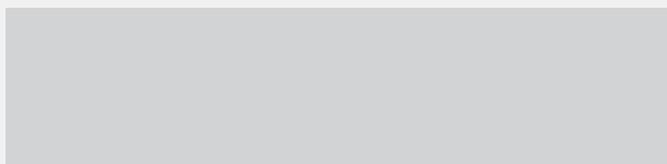
Just before opening, the museum's architectural design was recognised at the 2010 Sunshine Coast Regional Architecture Awards. For more details on this museum see page 19.

Council also completed its facelift of the Caboolture Historical Village and the newly refurbished visitor reception area was officially opened on 2 December 2009. Improvements included a new entry area and car park as well as a redesigned ticketing area, village shop, café, easy access ground-level amenities and office space.

The village's hotel veranda was also extended which has increased the venue's capacity for hosting functions.

By April 2010, council had completed the superstructure for a 500-square metre collections management facility at the village, which is expected to be operating by the end of 2010.

The State Government contributed \$1 million towards both the seaside museum and historical village under its Q150 Legacy Infrastructure Program.



### Caboolture's Queensland State Equestrian Centre

Council is developing the Queensland State Equestrian Centre in stages as funding is available, building on existing facilities within the Caboolture Showgrounds and Alexander Barr Recreation Reserve precinct.

By December 2009, the superstructure for the main arena was completed. Containing single span trusses that minimise the use of columns, the 70-metre wide, 100-metre long structure contains 130 tonnes of Australian steel.

Increased funding of \$3.8 million, provided by the Federal Government under its regional and local community infrastructure program, allowed council to re-scope the project to involve detailed design work for a seating capacity of 2,700, 150 new stables, wash bays, outdoor warm-up areas behind the stadium, competitor camping facilities and a new road which feeds into the camping grounds from Old Gympie Road.

### South Pine Sports Complex

Council has provided \$490,000 in lighting for the soccer and rugby league fields on the upper terrace of the South Pine Sports Complex. On the lower terrace work is under way on providing two new district-level playing fields with irrigation, lighting, a stormwater system upgrade, landscaping and car parking. The fields and the car park are expected to be complete by March 2011 with the balance of the work due for completion by June 2011. The new fields have been designed to accommodate a range of football codes.

Council is working on developing a master plan for the site which will incorporate existing facilities as well as planned future expansions.

### Albany Creek Leisure Centre

The \$3 million makeover of the council-owned centre, jointly funded by centre manager Belgravia Leisure, was officially opened in October 2009. A new fitness wing, childcare facilities and office space were among the improvements.

### Rob Akers Reserve

A full redevelopment of the AFL senior fields was completed in March 2010. The \$660,000 project involved returfing the fields, upgrading lighting, goal posts, signage, coach boxes, a scoreboard and fencing.

### Caboolture Regional Sports Park

Planning is well advanced on facilities which will eventually provide a base for AFL at the sports park.

### Caboolture Aquatic Centre Burpengary

The replacement of the roof of the aquatic centre is nearing completion. When finished it will feature one of the largest pool solar collection systems on a single roof in the southern hemisphere. The \$1 million renovation was carried out during autumn and winter to cause as little disruption as possible.

### Woorim and Beachmere Beautification

Council's ongoing commitment to the beautification of Woorim and Beachmere resulted in further work at both locations.

The streetscaping of First Avenue, Jacana Avenue and the North Street shopping area at Woorim was finished just in time for the traditional influx of Christmas holiday makers.

Work included a new welcome sign, a roundabout at Arcadia Avenue and First Avenue, three new bus stops, revised angle parking, drainage works, improved street lighting, footpaths and landscaping. Rejuvenation work at Tintookie Park was completed in June and comprised new play equipment and skate area, new seating spaces, lighting, paths, and barbecues and the rejuvenation of Freshwater Creek that runs through the park.

In Beachmere, the \$850,000 third stage of beautification works was officially opened in October 2009. Improvement works in Beachmere's Clayton Park and Activity Centre Park involved creating a multi-goal area, skate bowl, new seating, paths, lighting, picnic facilities and extensive landscaping featuring 9,000 plants.

### Redcliffe sea wall, Captain Cook Park

Construction of a 140-metre sea wall at Captain Cook Park is nearing completion. The \$680,000 project – part of Redcliffe's Shoreline Erosion Management Plan – used precast concrete panels to stabilise the foreshore north of the Redcliffe Jetty and protect the iconic Norfolk Island Pines which were planted in the park more than 60 years ago. The sea wall's construction was carried out to meet the plan's recommendations.

### James Drysdale Reserve

Construction of a new \$350,000 amenities building was completed in March 2010.



## Road improvements

Moreton Bay Regional Council is responsible for a vast network of roads including more than 3,100 kilometres of council owned sealed roads and 270 kilometres of unsealed roads. Of this road network, 38 per cent covers rural areas while 62 per cent is urban.

Some of the larger projects council was involved in this financial year are detailed below.



### Completion of Youngs Crossing, Warner

An upgrade of the Samsonvale Road, Youngs Crossing Road and Old North Road intersection has boosted safety and reduced congestion at Warner. The \$14.8 million intersection upgrade, completed in September 2009, received funding support of \$2 million from the federal government, \$400,000 from the Queensland Government and \$500,000 from Genesis Christian College.

### Dohles Rocks Road, Murrumba Downs

Council is upgrading a section of Dohles Rocks Road at Murrumba Downs to four lanes. The \$6.5 million project spans 650 metres between McClintock and Elm Drive and also involves the construction of new footpaths, underground power and sewerage infrastructure. Council has already started extending McClintock Drive to link Goodfellows and Ogg Roads, to provide a detour while the major construction work is under way.

### Neurum Road, west of Woodford

Council has been part of a \$2 million joint project involving Somerset Regional Council and the Queensland Government, to replace the Neurum Road single lane timber bridge with a 27-metre two-lane bridge. The road was aligned and widened to improve safety, address flooding issues and reduce local travel time.

### Pumicestone Road, Caboolture

A roundabout on the intersection of Pumicestone Road and Platinum Road was completed in January 2010 to improve the capacity and safety of Pumicestone Road. The project has also included drainage improvements and the provision of paths and cycle lanes to improve pedestrian and cyclist safety.

### Other road projects completed during the year include

- \$1.8 million Marsden Road, Kallangur pavement rehabilitation
- \$1 million Lilley Road, Cashmere pavement rehabilitation
- \$750,000 Lakeside Road, Dakabin widening nearing completion
- \$650,000 Lipscombe Road, Deception Bay pavement rehabilitation
- \$240,000 Oakey Flat Road and Stark Drive Narangba (right turn facility)





## Managing our existing assets

Council owns and manages a vast array of infrastructure assets from stormwater networks, roads and bridges to community halls and playground equipment.

These assets include:

- More than 3,370 kilometres of council owned roads
- More than 2,280 kilometres of stormwater pipes and open drains
- 226 pedestrian bridges
- 58 vehicle bridges
- 68 community halls
- 154 amenities blocks
- 514 bus shelters
- 1,737 parks covering just under 7,900 hectares
- 19 environmental reserves covering just over 255 hectares
- 4 jetties

Inspection programs are helping council identify the age and condition of these assets. The data collected is being used to develop core asset management plans that cover council's existing parks as well as recreation, transport, waterways and coastal, and building and facilities infrastructure.

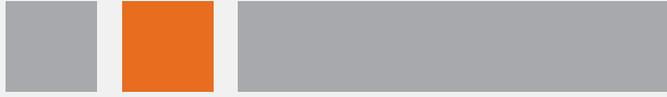
In the longer term, council is on track to develop a 10-year strategic asset management plan to meet State Government requirements. This strategic plan will use risk management and predictive modelling to help determine when assets should be repaired and when they should be replaced. This will allow council to manage its assets using the most cost effective options.



## Supporting local business growth

Council is committed to helping businesses and tourism operators improve the capacity of our regional economy.

Council actively engages with business and industry to promote investment and job creation in the region.



## Making the most of growth opportunities

In June 2010 council formally adopted an economic development strategy which provides a bold, proactive vision for the growth of Moreton Bay region.

Spanning the next five years, the strategy identifies economic development priorities and highlights key initiatives that will help deliver a sustainable and prosperous future for all residents.

### Investment Attraction

One of the major targets for the economic development strategy is to increase the percentage of residents who work in the region from 43 per cent currently to 70 per cent by 2031. To do this, council has planned activities to target and attract companies to the region. Some of the activities undertaken this year include:

- Regional Investment Bus Tours specifically aimed at investors or their agents
- the South East Queensland's Best Kept Secret investment guide book which profiles all of the available industrial and commercial estates as well as contact details
- Council has partnered with the Queensland Government's Department of Employment, Economic Development and Innovation (DEEDI) to run the Mentoring for Growth program. MBRC is the only local government in Queensland actively partnering with the State Government on this program, which is designed to help companies sustainably develop their business

### Better business

During the financial year, council delivered six Better Business Breakfasts, four Better Business Lunches, 11 workshops and four business-related taxation workshops. Highlights included presentations by media personality Ita Buttose and rugby union great John Eales. Event attendances were 10 per cent higher than forecast while workshop numbers were 20 per cent higher than forecast.

### Online directory

Council's free online directory <http://business.moretonbay.qld.gov.au> was relaunched during the financial year as a unified directory for the whole region. It contains details of more than 4,500 businesses.

### Developing skills

The Redcliffe – Dakabin Corridor Skills Formation Strategy is designed to help businesses develop a workforce relevant to its future growth. The Skills Formation Strategy enables businesses to collaboratively improve their productivity, capacity and competitiveness through enhanced workforce planning and development.

### Skilling Queenslanders

The Redcliffe Cultural Centre received \$337,000 in funding to host two 15-week Skilling Queenslanders for Work projects. These projects assist those at risk of long-term unemployment by offering valuable training and work experience.



### Tourism potential

Council has been actively promoting the Moreton Bay region as a destination to visitors and holidaymakers.

Activities include

- Publishing and distributing a tourism attraction book which is now in its second print run due to high demand
- Raising the profile of the region via a mini-expo held in Brisbane's CBD and targeted at the major hotel chains

Surveys conducted during the 2009/10 year show that the area's profile is building with a 50 per cent increase in awareness of the Moreton Bay region.

### Visitor Information Centres

The combined visitor numbers of Moreton Bay region's five accredited information centres during the reporting year was 82,776, which is an increase of around 2,000 on the previous year. Of the visitors to the centres, 60 per cent were from Queensland, 15 per cent from interstate and 25 per cent from overseas.

### Caravan parks

Council owns six caravan parks. Two are leased to private operators while the other four are managed for council under contract. The total average occupancy rate for the four managed under contract was 76.8 per cent compared to 75.1 per cent in 2008/09. A survey of Bongaree Caravan Park tourists showed 82.4 per cent of those surveyed rated the park as "up there with the best" or "above average" and 100 per cent confirmed they would revisit the park.