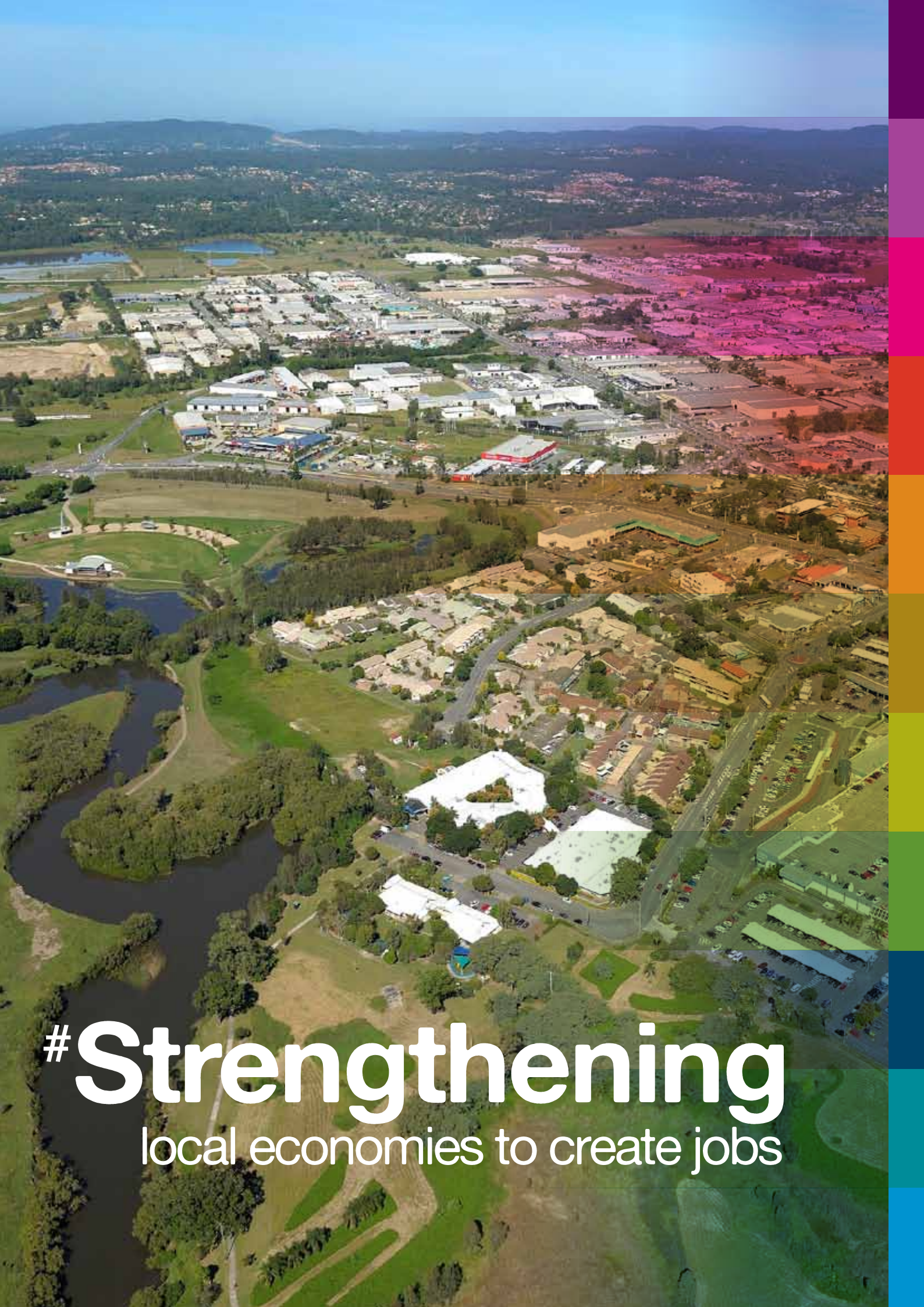


# Our Region's Development



**#Strengthening**  
local economies to create jobs



## Our Region's Development

Moreton Bay Regional Council has one of the fastest growing populations in South-East Queensland with the number of residents predicted to rise from an estimated 356,700 at June 2008 to more than 500,000 by 2026.

Part of council's commitment to residents is ensuring the right infrastructure is in place and maintained. Council is also looking to foster opportunities that promote business and investment growth to effectively strengthen local economies and create job opportunities.

### Building our communities

By providing high quality facilities for our growing communities, council is helping to create a desirable place in which to work and live.

While this outcome satisfies council's goal to foster pride in our region, such facilities also meet another council goal to create an economically viable place for business and leisure.

### New jetty rejuvenates Woody Point

The new Woody Point Jetty, at the corner of Oxley Avenue and Woodcliffe Crescent, Woody Point, was completed in early 2009. The \$9.5 million project, co-funded by council and the Queensland Government's Q150 Legacy Infrastructure Program, is the third jetty to be built on the site since 1882.

The old jetty was demolished in October 2007 and the first concrete piles for the new structure were in place by April, 2008. The 240-metre long structure was made with 80-year-old recycled timber from the old Mackay wharf. It contains more than 10,500 lineal metres of decking timber, more than 60,000 stainless steel screws and 4,500 stainless steel bolts.

Designed to meet the recreational needs of residents and visitors, the jetty includes shelters, seating areas, drinking water bubblers, lighting and fish cleaning tables.

The foreshore was landscaped and now features public art, a promenade pathway, flying fox, shelters and improved public amenities.

The jetty was ready for official opening celebrations on 17 January, 2009, but bad weather delayed the event and instead Queensland Premier Anna Bligh performed the opening on 12 June, 2009.

### Parklands transformation takes shape

The first stage of the massive 140-hectare Samford Parklands redevelopment is taking shape. The reserve, on both sides of Mount Samson Road, is being transformed into a multi-use park with recreational areas, sporting fields, hard courts, paths and public amenities.

Construction of tennis and netball courts and internal roads began in September, 2008. The \$6.2 million works are expected to be open for use from February 2010. Work is expected to begin on a \$1 million sports pavilion in October, 2009. Design work for stage two, that features a soccer precinct on the eastern side of Mount Samson Road, will be undertaken in the 2009/2010 financial year, with staged construction to follow.



### Construction begins on State Equestrian Centre

The construction of a world class equestrian centre at Beerburum Road, Caboolture has begun, with work on the roof of the covered arena expected to be completed by end of September 2009.

A draft master plan for the equestrian centre was completed in August 2008 and by October council had engaged PDT Architects to design a 3,200 square metre indoor arena with seating for 1,500 people, amenities, roadworks and a car park.

The project, which had already been promised \$1.76 million in State Government funding received two boosts when the federal government pledged \$1.475 million under the \$250 million Community Infrastructure Program announced in November and \$3.8 million in April under its Regional and Local Community Infrastructure Program. The extra funding allowed council to increase the seating capacity of the arena to 4,000. Construction of the arena is expected to continue through 2010.

The state equestrian centre is to be developed in stages over 10 years, with the covered arena being the focal point of the first stage of construction.



### Fitness centre gets makeover

A \$3 million makeover of the Albany Creek Leisure Centre, on the corner of Old Northern Road and Explorer Drive at Albany Creek, is nearing completion. Expected to be open for business in September 2009, the new-look centre includes a new 1,000-square-metre health club featuring a cardio theatre, three group fitness rooms, change rooms, a childcare space and offices. Facilities at the complex also include a 50-metre heated pool, indoor hydrotherapy/learn-to-swim pool and a waterslide.

The council-owned facility is managed by Belgravia Leisure, which jointly funded the redevelopment.



### Amphitheatre increases Pine Rivers Park potential

Events and concerts at Pine Rivers Park in Strathpine are now taking full advantage of the new amphitheatre constructed in 2008. The 10,000-seat amphitheatre, which was built as part of the \$4.8 million redevelopment of Pine Rivers Park, now has almost twice the capacity of the previous outdoor facility and is able to host a much wider range of activities and events.

The Bryce Amphitheatre soundshell features an iconic tower structure that includes a control room and first aid facilities and there is access to onsite power, water and a lighting platform. The amphitheatre was constructed with the assistance of \$2.05 million in State Government funding.

As part of the park's redevelopment, 11 fig trees were removed from the old amphitheatre mound and relocated in a section of the park where they could provide additional shade. The plants have established well and are flourishing.

The new amphitheatre's landscaping has included the planting of 17 five-metre tall Kauri Pines and 25 six-metre tall Hills Figs.



### Full steam ahead for seaside museum

In June 2009, council awarded ICD (Group) Pty Ltd the \$2.7 million contract to build the Bribie Island Seaside Museum. Early construction work on the Q150 project commenced shortly after on the Bongaree foreshore. The State Government has provided \$1 million towards the museum. Weather permitting, construction should be finished around Christmas 2009. The museum will showcase the Island's seaside culture once it is fitted with displays in early 2010.



### Remaking history

In March 2009, council began renovations at the Caboolture Historical Village as part of a Q150 project that had received \$1 million in State Government funding. The first stage of improvements includes remodelling the visitors' reception centre and extending the village hotel's covered verandah area. The renovations are part of bigger plans to be carried out over several years to create new experiences for historical village visitors.



### Woodford Arts Space

A new arts space built under the Woodford Community Hall has delivered a thriving cultural precinct to the township. Used by members of the Woodford Historical Society and Woodford Community Arts Group, the space was officially opened in May. More than 380 tonnes of general rubble were removed from under the hall to create the 400 square metres of public space.



### Beachside beautification

The third stage of beautification works for the bayside township of Beachmere is nearing completion. Works include upgrading Clayton Park and the activity centre park. More than 8,000 plants have been used in extensive landscaping that has also involved constructing pedestrian pathways, lighting installation, an upgrade to the skate park, a multi-goal play area and an additional picnic shelter.

Meanwhile, in August 2008, council officially launched the foreshore park lookout area at Bribie Island's surfside town Woorim. The project involved stabilising an 85-metre stretch of sand dune by reshaping and replanting it. The park, behind the amenities block, provides easier access to views of the beach, a fenced playground, picnic and barbecue facilities.

Other work in Woorim has involved the construction of a roundabout at the intersection of First Avenue, Arcadia Avenue and Bracken Street. Stormwater drainage was upgraded, power supply was placed underground, and landscaping was carried out. Moreton Bay Regional Council has announced further works at Beachmere and Woorim, as part of the long-term beautification projects for both. In Woorim, work is to begin on Jacana Avenue streetscaping next financial year.

## Looking after what we've got

Inspecting our assets to ensure they remain serviceable throughout their lifecycle, ensures that the infrastructure investments council makes yield the greatest possible benefit for residents. Timely maintenance programs can ensure years of service.

- It's out of sight, but not out of mind. Council's extensive underground stormwater network involves nearly 2,000 kilometres of pipes. The new council has checked the condition of pipes thought to be in poorer condition due to age and corrosion. Council engaged Wide Bay Water to carry out surveys of 25 kilometres of pipes in the tidal areas of Deception Bay, Redcliffe and Bribie Island at a cost of \$150,000. The results will be used to prioritise renewal work.
- Council is also assessing its bus shelters to see what needs to be done to ensure they meet Discrimination and Disability Act requirements. Using data collected by Translink in 2007 as a starting point, council then inspected shelters where information was inconclusive. It is now working towards meeting a 2012 target to upgrade shelters that currently do not meet requirements.
- From playground equipment and pathways to barbecues and bollards, Moreton Bay region parks contain a wealth of infrastructure. Council has begun recording these items so they can be part of the new region-wide asset management system. At 30 June, 2009, 22,853 parks items had been recorded and more will be added over the following six months. Once all park assets are recorded, the database will be used to effectively manage council's future park maintenance and equipment replacement programs.



## DRIVING ROAD IMPROVEMENTS

Moreton Bay region contains more than 3,400 kilometres of sealed and unsealed road, with the vast majority of this network owned by council. Council monitors the network to ensure timely maintenance of existing roads while identifying and initiating larger road projects to service the needs of our growing population.

### Making roads safer

Council's largest road project, the \$14.8 million redevelopment of the intersection of **Old North Road**, **Youngs Crossing Road** and **Samsonvale Road** at Warner, is due for completion in August 2009. Aimed at improving safety and peak-hour traffic flow at the heavily-used intersection, the upgrade has involved replacing the roundabout with traffic lights. Two lanes of traffic in each direction feed into the intersection and right and left-hand turning lanes are part of the project. The redevelopment project received \$2 million from the Federal Government's Roads to Recovery program, \$400,000 from the State Government's Transport Infrastructure Development Scheme and \$500,000 from Genesis Christian College, which is on Youngs Crossing Road just north of the intersection. Pedestrian signals and a protected pathway have been installed to improve safety for Genesis students.

Council has also upgraded **Old Gympie Road** at Burpengary between Boundary Road and Frawley Avenue to ensure it meets current standards. The \$3.1 million project due for completion in July 2009, involves building a roundabout at McPhail Road, widening sealed shoulders to 1.5 metres and work to improve visibility and cater for cyclists. The work has also involved landscaping as well as relocating and upgrading streetlights, gas, telecommunications, water, and electricity services.

Work was carried out between Platinum Road and Semple Lane at Caboolture in an ongoing project to upgrade Pumicestone Road to current standards. The nine-month \$1.4 million project was completed in April 2009. Visibility and alignment have been improved and the road now accommodates cyclists. The work will connect to a \$1.5 million roundabout being constructed at Platinum Road in 2009.

Bells Lane at Bellmere, between Bellmere Road and South Wararba Creek has been upgraded to current standards for \$1.4 million. The work has improved visibility, traffic capacity, safety for cyclists and drainage.

Council spent \$1.1 million on continued improvements to Lindsay Road at Morayfield which provide protected turning bays, improved drainage and 1.5 metre road shoulders between Anderson Road and Clark Road, at Robbs Road and at Blewers Road.

Work to make Neurum Road, west of Woodford, two lanes continues. Between September and January 2009, council extended construction to Stanton Road for \$800,000.

At Bellara, on Bribie Island, council completed the first stage of a drainage project which will lessen the likelihood of flooding for residents. The \$1.1 million project near Hovea Street was completed in March 2009 and involved designing and constructing 70 metres of large box culverts.



## Planning for the future

Council is involved in a host of planning projects that will help shape the way the region develops. Through strategic planning, council can manage development in a way that helps preserve the lifestyle of residents. This involves making sure adequate infrastructure to support new development is available and that new growth brings with it opportunities to expand and strengthen our economy.

During council's first 15 months, major planning projects included:

**The Local Growth Management Strategy** – Council consolidated the work of the former councils to present a submission to the State Government in July 2008.

**Caboolture CBD Urban Design Framework** – The framework describes an overarching vision for the Caboolture Central Business District. The completed framework will be used to assist in preparing a master plan for the Caboolture-Morayfield Principal Activity Centre.

**Caboolture – Morayfield Principal Regional Activity Centre Master Plan** – Council secured \$150,000 funding from the State's Department of Infrastructure & Planning's Transit Oriented Development program towards the master planning process commencing in 2009/10. The State Government's designation of Caboolture-Morayfield as a Principal Activity Centre requires the development of a master plan to help guide land use, infrastructure, transportation and the quality of design for buildings in the area.

**Strathpine Major Regional Master Plan** – Council secured a \$200,000 funding commitment for 2009/10 and 2010/11 from the Commonwealth's Building Better Regions Program. Strathpine has been designated Major Regional Activity Centre status and the master plan will assist council to address the need to have a framework to manage future growth and development. The master plan will provide a unified vision and plan for the integrated and sustainable development of a cohesive, lively and workable centre.

**Dakabin Station Relocation Study** – Council was involved in a joint feasibility project with Translink and Queensland Transport which was completed in December 2008. The study examined the feasibility of relocating the station to the northern side of Alma Road to improve the integration of transportation and land use.

## Regional Collaboration and Coordination

In collaboration with other local governments, council contributed to a number of projects and initiatives including:

- Contributing to the determination of a set of principles for the review of the Urban Footprint that were utilised by the State Government during its review of the SEQ Regional Plan.
- Providing key input into the working group charged with determining how to undertake plan making and operate development assessment processes following the creation of new water entities.
- Providing input into the review of the draft SEQ Natural Resources Management Plan including the development of mechanisms for regional environmental offsets.
- Contributing to the Council of Mayors (SEQ) whole of SEQ submission to the review of the SEQ Infrastructure Plan & Program (SEQIPP).
- Working with the alliance formed to construct the northern pipeline interconnector that runs through the region and forms part of the South-East Queensland water grid.



## Major projects in the pipeline

Council has announced a commitment to three major projects that will boost local economies in Brendale, Caboolture and Redcliffe as well as our broader region.

Two commercial projects are planned for Brendale – a 5,000 square metre warehouse and a new depot for the region’s water services.

Work has already begun on a master plan for Caboolture’s Town Square, which is aimed at rejuvenating the central square area. Building on those plans, is council’s commitment to create a \$25 million library, learning centre and art gallery in Town Square.

In Redcliffe, there are plans for a major \$20 million streetscaping project. Key businesses, property owners and residents are being surveyed to provide feedback on what is most needed along the foreshore near the Redcliffe Jetty.

Council has set up special sections on its website dedicated to these projects to keep residents informed about their progress.

## Regional Floodplain Database

A three-year \$2.37 million project is creating a Regional Floodplain Database that will provide up-to-date reliable information on flood risks in the new council area.

The project’s targeted area covers 1,760 square kilometres in what is a key designated population growth corridor for South-East Queensland. The project will use state-of-the-art Geographic Information Systems to store and manage large amounts of complex data and information produced.

The project is jointly funded by Council, Emergency Management Queensland and Emergency Management Australia under the Natural Disaster Mitigation Program. During 2008/09, council provided funding in the amount of \$152,400 to progress preliminary stages of the project.

## Examining broadband potential

Before the federal government’s announcement in April 2009 of plans for a new super fast National Broadband Network, council was already working to make sure broadband connection was an integral part of future development in Moreton Bay region.

As part of a federally funded initiative, council is working on drafting guidelines for deploying broadband infrastructure in new industrial, residential and commercial estates. It has completed surveys of residents and businesses to establish broadband needs and in the next financial year it will be identifying areas within the region that are already serviced by fibre optic cable.

## See our statistics

Council has set up a community profile that uses information from the Australian Bureau of Statistics Census counts to inform community groups, investors, business, students and the general public about our region. The site provides population estimates, workforce figures, residential development statistics and other data.





## Boosting business

One of council's key aims is to stimulate jobs growth through a diverse and vibrant economy and provide opportunities for business and investment. During the recent economic slowdown, it becomes all the more important to promote the region to potential investors or risk missing enormous opportunities to attract the best commercial and industrial investments. By focusing on tourism initiatives separately, council is able to work on encouraging an industry that introduces more visitors to the region which in turn creates an economically viable place for business and leisure.

In May 2009, council adopted an economic development operational plan, which outlines four major areas of activity – examining market conditions, identifying opportunities, working to attract new investment and supporting the business community where possible over the next three to five years.

Providing support, encouragement and educational opportunities to the business community involved initiatives including:

- A Business Expo at North Lakes Community Centre on 18 June 2008 that attracted over 200 people. The expo particularly targeted people interested in starting up their own business,
- Hosting a series of 16 workshops at various locations that attracted 259 participants. Topics included e-marketing, tax essentials, starting up a home-based business, and managing for safety.
- Five Better Business Events which attracted a total of 646 attendees. Guest speakers included renowned scientist Dr Karl Kruszelnicki, Contiki tours founder John Anderson and financial commentator David Koch.
- Six business forums attracted 540 attendees. The forums provided business people the opportunity to network, learn from experts, speak to councillors and grow their business

## Vying for visitors

Council has adopted a tourism destination management plan designed to provide strategic direction for encouraging growth in the tourism sector for the next three years. The plan contains a number of strategies to build business capacity, unite industry and increase awareness of the region's visitor experiences.

A series of workshops will be held in the next financial year to discuss how the tourism industry can work with council to benefit from a more integrated approach to tourism in the region.

Council's five visitor information centres, at Bellara on Bribie Island, opposite the Redcliffe Jetty at Redcliffe, Gympie Road, Strathpine, the Bruce Highway at Burpengary and Pelican Park at Clontarf, have been integrated so that they work together to promote the entire region.

Council produced 50,000 copies of an Attractions Map and Guide for distribution between October 2008 and June 2009 that gave visitors an overview of what could be seen and done during their stay in Moreton Bay region.

## Building our sister cities status

The new council inherited sister city relationships formed by Redcliffe City Council with Sanyo-Onoda in Japan in 1992 and the Queensland town of Winton in 1995. Council is planning to renew agreements with those cities next financial year and extend the relationships to include the whole of Moreton Bay region.

The following exchanges occurred in 2008:

**30 July - 11 August** – Six students and one adult chaperone from Sanyo-Onoda visited Moreton Bay Regional Council. These visitors were home hosted by students of Redcliffe High School.

**2 - 6 August** – The Mayor of Sanyo-Onoda and a delegation of six councillors and businessmen visited Moreton Bay Regional Council.

**28 September - 3 October** – 14 students and four adult chaperones from Winton visited Moreton Bay region. These visitors were home hosted by Redcliffe residents, mostly connected with Scarborough State School.

