

Redland
CITY COUNCIL

AGENDA

LATE REPORTS

Item 13.1 October 2025 Monthly Financial Report

**Item 15.2 Redlands Coast Eco Precinct – Planning
Update and Delivery Outlook**

GENERAL MEETING

**Wednesday, 12 November 2025
commencing at 9:30am**

The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD

Order Of Business

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13 REPORTS FROM ORGANISATIONAL SERVICES

13.1 OCTOBER 2025 MONTHLY FINANCIAL REPORT

Objective Reference: A12580418

Authorising Officer: Melanie Reimann, Acting Executive Group Manager Financial Services & Chief Financial Officer

Responsible Officer: Louise Miller, Service Manager Corporate Finance

Report Author: Udaya Panambala Arachchilage, Corporate Financial Reporting Manager

Attachments: 1. October 2025 Monthly Financial Report [↓](#)

PURPOSE

To note the year-to-date financial results as at 31 October 2025.

BACKGROUND

Council adopts an annual budget and then reports on performance against the budget on a monthly basis. This enables the organisation to periodically review its financial performance and position and respond to changes in community requirements, market forces or other outside influences.

ISSUES

There are no issues to report. The purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Management continues to monitor Council's operating result with a focus on delivering efficient and effective services to the community and being fiscally responsible with community assets and funds. Management is currently reviewing the 2025-2026 budget and will provide an updated forecast of the full year operating result to the December 2025 General Meeting.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following key financial sustainability ratios as at the end of October 2025.

- Operating Surplus Ratio
- Operating Cash Ratio
- Unrestricted Cash Expense Cover Ratio
- Asset Consumption Ratio
- Leverage Ratio
- Net Financial Liabilities Ratio

The Asset Sustainability Ratio did not meet the target at the end of October 2025 and remains unfavourable YTD for Council with renewal spend of \$11.89M and depreciation expense of \$27.14M year to date on infrastructure assets.

This ratio is an indication of how Council currently maintains, replaces and renews its existing infrastructure assets as they reach the end of their useful lives and can fluctuate month to month depending on the timing of capital work.

Capital spend on non-renewal projects increases the asset base and therefore increases depreciation expense, resulting in a lower asset sustainability ratio.

The Council-Controlled Revenue, Population Growth, and Asset Renewal Funding Ratios are reported for contextual purposes only. Population Growth and Asset Renewal Funding Ratios will not materially change from month to month.

Legislative Requirements

The October 2025 financial report is presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

Risk Management

The October 2025 financial report has been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advice around actual to budget variances.

Financial

There is no direct financial impact to Council as a result of this report, however it provides an indication of financial outcomes at the end of October 2025.

People

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Environmental

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Social

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Human Rights

There are no human rights implications from this report as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Alignment with Council's Policy and Plans

This report has a relationship with the following items of Council's *Our Future Redlands – A Corporate Plan to 2026 and Beyond*:

Efficient and effective organisation objectives

- 7.1 Improve the efficiency and effectiveness of Council's service delivery to decrease costs and enhance customer experience and community outcomes.
- 7.4 Demonstrate good governance through transparent, accountable processes and sustainable practices and asset management.

CONSULTATION

Consulted	Date	Comment
Council departmental officers	Year to date 31 October 2025	Consulted on financial results and outcomes.
Financial Services Group officers	Year to date 31 October 2025	Consulted on financial results and outcomes.
Executive Leadership Team and Senior Leadership Team	Year to date 31 October 2025	Recipients of variance analysis between actual and budget. Consulted as required.

OPTIONS**Option One**

That Council resolves to note the financial position, results and ratios for October 2025 as presented in the attached Monthly Financial Report.

Option Two

That Council resolves to request additional information.

OFFICER'S RECOMMENDATION

That Council resolves to note the financial position, results and ratios for October 2025 as presented in the attached Monthly Financial Report.



Monthly Financial Report

October 2025



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1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 October 2025. The annual revised budgeted balances for 2025-2026 include the changes from the budget carryovers adopted by Council on 20 August 2025.

Key Financial Highlights and Overview

Key Financial Results (\$'000)	Annual Revised Budget	YTD Budget	YTD Actual	YTD Variance	YTD Variance %	Status Favourable ✓ Unfavourable ✗
Operating Surplus / (Deficit)	735	45,206	47,415	2,209	5%	✓
Recurrent Revenue	416,973	182,996	185,211	2,215	1%	✓
Recurrent Expenditure	416,238	137,790	137,796	6	0%	✗
Capital Works Expenditure	152,446	40,499	25,413	(15,086)	-37%	✓
Closing Cash & Cash Equivalents	209,253	229,403	221,077	(8,326)	-4%	✗
Short-Term Investment	50,000	50,000	50,000	-	0%	✓

Council reported a year to date operating surplus of \$47.42M which is favourable to budget by \$2.21M. This favourable variance is impacted by higher than budgeted fee income from planning applications and lower than year to date forecast depreciation expense which is expected to be a temporary timing difference. Lower than budgeted water consumption has resulted in levies and utility charges revenue as well as bulk water expenses being lower than budget.

Council's capital works expenditure is behind budget by \$15.09M due to timing of works for a number of infrastructure projects.

Council's cash balance at 31 October 2025 of \$221.08M is lower than budget mainly due to timing of cash flows, with higher than budgeted payments for suppliers, lower than budgeted receipts from customers, partially offset by lower payments for property, plant and equipment and higher than budgeted capital grants, subsidies and contributions. Constrained cash reserves represent 59% of the cash balance.

2. KEY PERFORMANCE INDICATORS

Local Government Regulation 2012 requires Council to calculate and publish nine financial sustainability measures as part of the annual statutory financial reporting process. Council applies the guidance set out in the *Financial Management (Sustainability) Guideline 2024* to calculate the ratios and determine the target measures. Ratios are monitored monthly.

Type	Financial Sustainability Measures	Target	Annual Revised Budget	YTD Actual	Status Achieved ✓ Not achieved ✗
Financial Capacity	Council-Controlled Revenue ¹	Contextual - No target specified	93.89%	94.21%	N/A
	Population Growth Ratio ¹	Contextual - No target specified	1.23%	1.23%	N/A
Operating Performance	Operating Surplus Ratio ³	Greater than 0%	0.18%	25.37%	✓
	Operating Cash Ratio	Greater than 0%	23.31%	40.93%	✓
Liquidity	Unrestricted Cash Expense Cover Ratio	Greater than 2 months	5.81	5.01	✓
Asset Management	Asset Sustainability Ratio	Greater than 60%	89.38%	43.83%	✗
	Asset Consumption Ratio	Greater than 60%	60.14%	61.26%	✓
	Asset Renewal Funding Ratio ¹	Contextual - No target specified	100.00%	100.00%	N/A
Debt Servicing Capacity	Leverage Ratio	0 - 4 times	1.05	1.09	✓
Level of Debt	Net Financial Liabilities Ratio ^{2,3}	Less than 60% (on average over the long-term)	-25.06%	-87.94%	✓

¹ The Council-Controlled Revenue, Population Growth, and Asset Renewal Funding Ratio measures are reported for contextual purposes only. Population Growth and Asset Renewal Funding Ratios will not materially change from month to month.

² The Net Financial Liabilities Ratio is negative as current assets are greater than total liabilities. This measure is presented in addition to the nine financial sustainability measures required to provide more information to the community.

³ The budget percentage for these ratios are calculated as at 30 June of each reporting year. The monthly ratio during the reporting year may not be representative of the end of year result.

3. STATEMENT OF COMPREHENSIVE INCOME

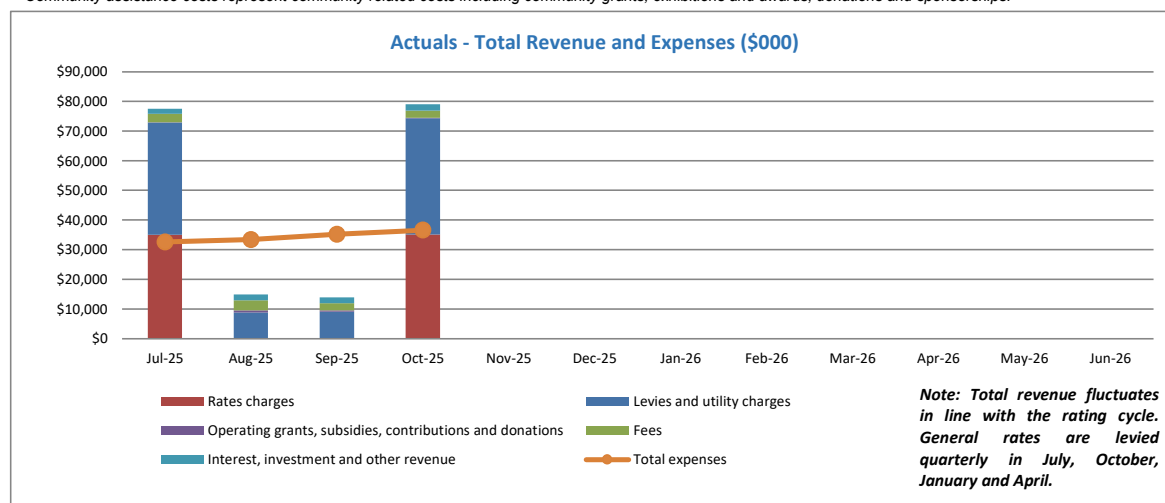
STATEMENT OF COMPREHENSIVE INCOME					
For the period ending 31 October 2025					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Recurrent revenue					
Rates charges	143,632	143,632	71,988	71,650	(338)
Levies and utility charges	227,034	227,034	97,031	95,192	(1,839)
Less: Pensioner remissions and rebates	(4,102)	(4,102)	(1,947)	(1,935)	12
Fees	24,952	24,952	7,933	11,155	3,222
Rental income	964	964	287	374	87
Interest received	10,477	10,477	3,727	4,162	435
Sales revenue	5,250	5,250	1,579	2,279	700
Other income	589	589	406	834	428
Grants, subsidies and contributions	7,908	8,178	1,992	1,500	(492)
Total recurrent revenue	416,703	416,973	182,996	185,211	2,215
Recurrent expenses					
Employee benefits	124,045	124,008	42,504	42,030	(474)
Materials and services	194,783	195,059	62,958	66,335	3,377
Finance costs	5,090	5,090	1,696	1,557	(139)
Depreciation and amortisation	92,607	92,607	30,869	28,094	(2,775)
Other expenditure	680	680	165	230	65
Net internal costs	(1,205)	(1,205)	(402)	(450)	(48)
Total recurrent expenses	415,999	416,238	137,790	137,796	6
OPERATING SURPLUS / (DEFICIT)	704	735	45,206	47,415	2,209
Capital revenue					
Grants, subsidies and contributions	55,432	60,993	11,270	12,843	1,573
Non-cash contributions	18,067	18,067	-	-	-
Total capital revenue	73,499	79,060	11,270	12,843	1,573
Capital expenses					
(Gain) / loss on disposal of non-current assets	289	289	96	36	(60)
Total capital expenses	289	289	96	36	(60)
TOTAL INCOME	490,202	496,032	194,266	198,054	3,788
TOTAL EXPENSES	416,287	416,527	137,886	137,832	(54)
NET RESULT	73,915	79,505	56,380	60,222	3,842
Other comprehensive income / (loss)					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	-	-
TOTAL COMPREHENSIVE INCOME	73,915	79,505	56,380	60,222	3,842

3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

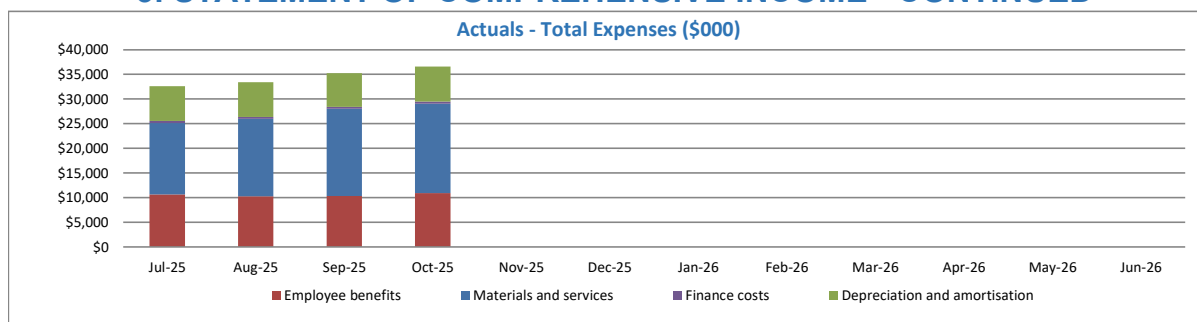
LEVIES AND UTILITY CHARGES ANALYSIS					
For the period ending 31 October 2025					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Levies and utility charges					
Refuse collection rate charge	44,987	44,987	14,918	14,980	62
SES separate charge	540	540	269	270	1
Environment & Coastal Management Separate Charge	19,206	19,206	9,574	9,620	46
Separate charge landfill remediation	5,793	5,793	2,891	2,892	1
Wastewater charges	65,902	65,902	32,592	32,392	(200)
Water access charges	28,458	28,458	14,185	14,052	(133)
Water consumption charges	62,147	62,147	22,602	20,986	(1,616)
Total levies and utility charges	227,034	227,034	97,031	95,192	(1,839)
MATERIALS AND SERVICES ANALYSIS					
For the period ending 31 October 2025					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Materials and services					
Contractors	59,363	59,418	16,800	19,584	2,784
Consultants	6,248	6,418	2,174	1,909	(265)
Other Council outsourcing costs*	31,473	31,340	9,616	10,375	759
Purchase of materials	65,319	65,204	23,403	21,863	(1,540)
Office administration costs	6,223	6,481	2,308	3,281	973
Electricity charges	6,803	6,803	2,259	2,563	304
Plant operations	4,028	4,048	1,299	1,416	117
Information technology resources	9,004	9,004	3,001	3,134	133
General insurance	3,717	3,717	1,239	1,242	3
Community assistance**	1,898	1,919	613	717	104
Other material and service expenses	707	707	246	251	5
Total materials and services	194,783	195,059	62,958	66,335	3,377

* Other Council outsourcing costs are various outsourced costs including refuse collection and disposal, waste disposal, legal services, traffic control, external training, valuation fees, etc.

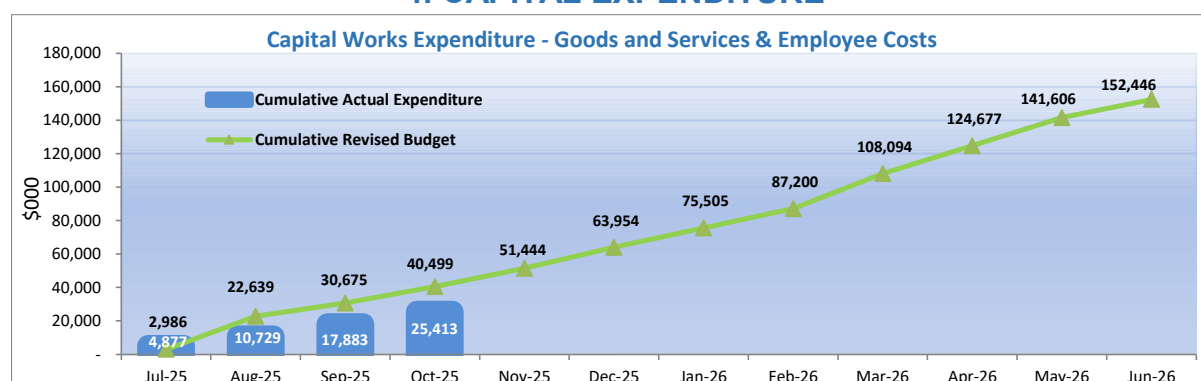
** Community assistance costs represent community related costs including community grants, exhibitions and awards, donations and sponsorships.



3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED



4. CAPITAL EXPENDITURE



	Annual Revised Budget \$'000	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000
Capitalised goods and services*	142,723	39,103	22,618	(16,485)
Capitalised employee costs	9,723	1,396	2,795	1,399
Total	152,446	40,499	25,413	(15,086)

* Excludes capital prepayments.

Notable Programs and Projects

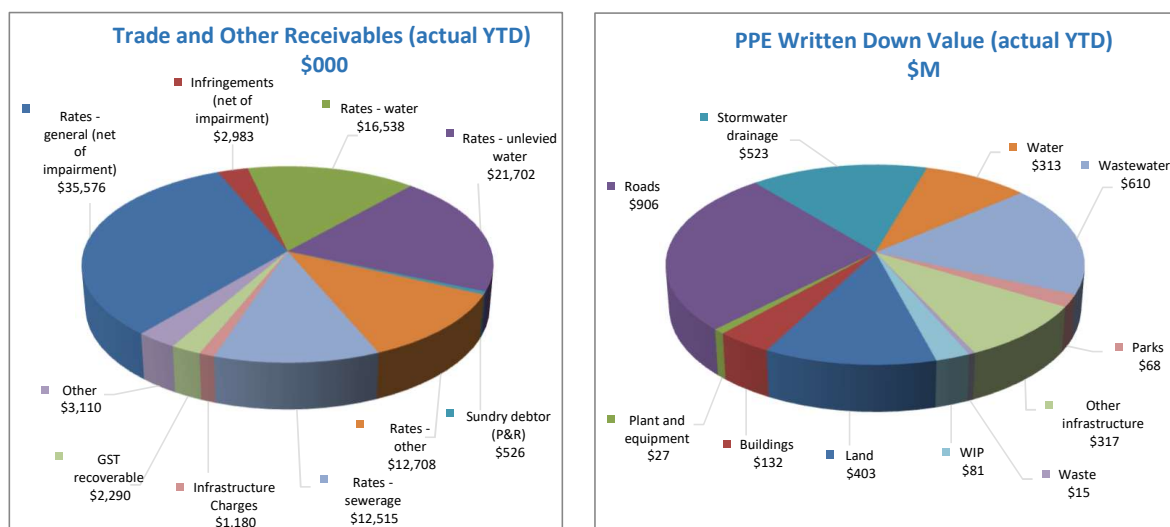
The table below lists Council's capital expenditure on major programs and projects.

Capital Investment		YTD Actual \$'000
Kinross Road Sewerage Trunk	New sewerage pump station (Lorikeet Dr) and trunk sewer main to Cleveland waste water treatment plant	3,980
Judy Holt Park	Recreational area expansion	1,531
RPAC Forecourt Redevelopment	Staged redevelopment of Redlands Performing Arts Centre	1,003
Chiller Replace	Replace Cleveland Library building chiller	629
Fleet replacement	Current fleet replacement program	570

5. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 October 2025				
	Annual	Annual	YTD	YTD
	Original Budget \$'000	Revised Budget \$'000	Budget \$'000	Actual \$'000
CURRENT ASSETS				
Cash and cash equivalents	162,341	209,253	229,403	221,077
Short-term investment - CBA	50,000	50,000	50,000	50,000
Trade and other receivables	57,676	63,514	106,550	109,128
Inventories	1,258	1,398	1,398	1,341
Non-current assets held for sale	-	2	2	-
Other current assets	3,980	3,420	3,417	9,079
Total current assets	275,255	327,587	390,770	390,625
NON-CURRENT ASSETS				
Investment property	1,474	3,379	3,379	3,379
Property, plant and equipment	3,524,262	3,474,662	3,406,949	3,394,949
Intangible assets	158	149	261	239
Right-of-use assets	1,747	9,717	10,245	10,204
Other financial assets	73	73	73	73
Investment in other entities	11,769	11,769	11,769	11,769
Equity investment	2,831	7,793	7,793	7,793
Total non-current assets	3,542,314	3,507,542	3,440,469	3,428,406
TOTAL ASSETS	3,817,569	3,835,129	3,831,239	3,819,031
CURRENT LIABILITIES				
Trade and other payables	41,118	54,429	62,317	51,521
Borrowings - current	6,391	8,278	8,278	8,278
Lease liability - current	237	600	900	900
Provisions - current	5,904	22,396	25,455	23,476
Other current liabilities	(267)	13,316	29,086	23,514
Total current liabilities	53,383	99,019	126,036	107,689
NON-CURRENT LIABILITIES				
Borrowings - non-current	94,658	92,759	74,980	74,970
Lease liability - non-current	1,595	9,615	9,965	9,898
Provisions - non-current	28,009	21,342	28,110	29,045
Other non-current liabilities	379	353	3,232	4,671
Total non-current liabilities	124,641	124,069	116,287	118,584
TOTAL LIABILITIES	178,024	223,088	242,323	226,273
NET COMMUNITY ASSETS	3,639,546	3,612,041	3,588,916	3,592,758
COMMUNITY EQUITY				
Asset revaluation surplus	1,612,203	1,710,032	1,710,032	1,710,032
Retained surplus	1,914,077	1,793,908	1,763,506	1,752,533
Constrained cash reserves	113,266	108,101	115,378	130,193
TOTAL COMMUNITY EQUITY	3,639,546	3,612,041	3,588,916	3,592,758

5. STATEMENT OF FINANCIAL POSITION - CONTINUED



RIGHT-OF-USE ASSETS As at 31 October 2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual Balance \$000
Right-of-use asset				
Buildings	48	107	356	341
Land	1,537	9,448	9,700	9,673
Plant and equipment	162	162	189	190
Closing balance	1,747	9,717	10,245	10,204

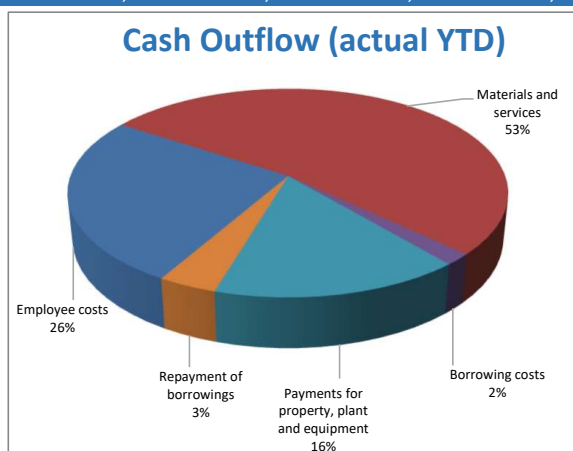
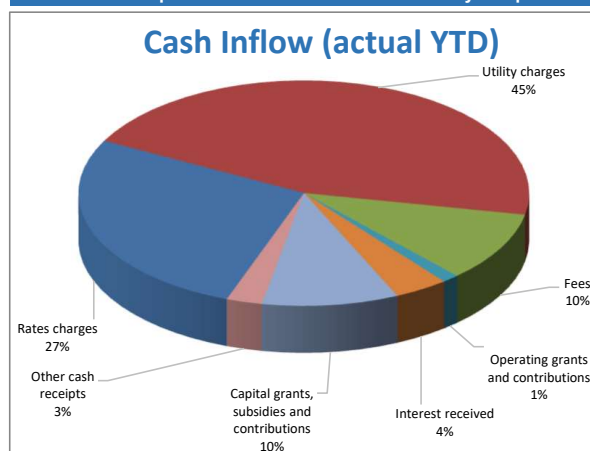
PROPERTY, PLANT AND EQUIPMENT (PPE) MOVEMENT* For the period ending 31 October 2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual Balance \$000
PPE movement				
Opening balance (includes WIP from previous years)	3,447,968	3,397,600	3,397,600	3,397,600
Acquisitions and WIP in year movement	169,745	170,513	40,499	25,413
Depreciation in year	(91,648)	(91,648)	(30,549)	(27,712)
Disposals	(1,803)	(1,803)	(601)	(352)
Closing balance	3,524,262	3,474,662	3,406,949	3,394,949

* This table includes movement relating to property, plant and equipment only and is exclusive of intangible assets.

6. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS For the period ending 31 October 2025				
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	382,776	382,776	134,465	125,898
Payments to suppliers and employees	(341,480)	(341,720)	(106,480)	(126,223)
	41,296	41,056	27,985	(325)
Interest received	10,477	10,477	3,727	5,761
Rental income	964	964	287	374
Non-capital grants and contributions	8,007	8,277	2,071	1,822
Borrowing costs	(2,714)	(2,714)	(2,714)	(2,708)
Right-of-use assets interest expense	(301)	(301)	(100)	(114)
Net cash inflow / (outflow) from operating activities	57,728	57,758	31,256	4,810
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(151,678)	(152,446)	(40,499)	(25,413)
Proceeds from sale of property, plant and equipment	1,514	1,514	505	319
Capital grants, subsidies and contributions	55,432	60,993	11,270	14,565
Net cash inflow / (outflow) from investing activities	(94,731)	(89,939)	(28,724)	(10,529)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds of borrowings	15,211	15,211	-	-
Repayment of borrowings	(6,030)	(6,030)	(5,730)	(5,738)
Right-of-use lease payment	(525)	(525)	(175)	(242)
Net cash inflow / (outflow) from financing activities	8,657	8,657	(5,905)	(5,980)
Net increase / (decrease) in cash held	(28,346)	(23,524)	(3,373)	(11,699)
Cash and cash equivalents at the beginning of the year	190,687	232,776	232,776	232,776
Cash and cash equivalents at the end of the financial year / period	162,341	209,253	229,403	221,077

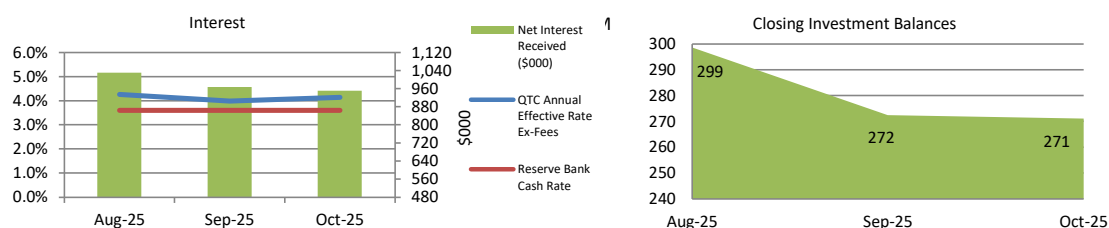


Total Cash Funding (Actual YTD)	148,739	Total Cash Expenditure (Actual YTD)	160,438
Total Cash Funding (Annual Revised Budget)	480,212	Total Cash Expenditure (Annual Revised Budget)	503,736
% of Budget Achieved YTD	31%	% of Budget Achieved YTD	32%

7. INVESTMENT & BORROWINGS REPORT

For the period ending 31 October 2025

INVESTMENT RETURNS



Total Investment at End of Month was \$271.08M

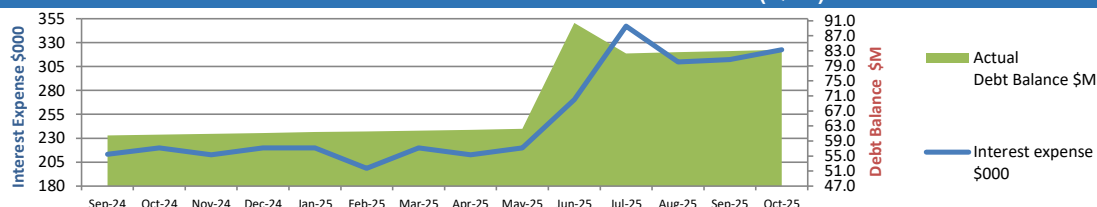
Council investments are currently held predominantly in interest earning at call facilities with Queensland Treasury Corporation (QTC) and a term deposit with Commonwealth Bank of Australia (CBA).

The movement in interest earned is indicative of both the interest rate and the surplus cash balances held with QTC, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

Note: the Reserve Bank reduced the cash rate down to 3.60% during August 2025.

Council adopted its Investment Policy (FIN-001-P) in June 2025 for the 2025-2026 financial year

BORROWINGS AND BORROWING COSTS (QTC)



The debt balance increased in June 2025 due to new borrowings of \$27.92M as part of Council's Capital Works Plan.

In July 2025 the debt balance decreased due to the \$8.45M Annual Debt Service Payment (ADSP), being \$5.74M principal and \$2.71M interest. Interest will accrue monthly on a daily balance until next ADSP in July 2026 which is reflected in the increasing debt balance.

Total Borrowings at End of Month were \$83.25M

Council adopted its Debt Policy (FIN-009-P) in June 2025 for the 2025-2026 financial year

BORROWINGS

For the period ending 31 October 2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual Balance \$000
Borrowings				
Opening balance	(90,413)	(90,401)	(90,401)	(90,401)
Accrued interest on borrowings	(3,868)	(3,869)	(1,301)	(1,293)
Interest paid on borrowings	2,714	2,714	2,714	2,708
Principal repaid	5,730	5,730	5,730	5,738
Loan drawdown	(15,211)	(15,211)	-	-
Closing balance	(101,049)	(101,037)	(83,258)	(83,248)

8. CONSTRAINED CASH RESERVES

Reserves as at 31 October 2025	Purpose of reserve	Opening Balance	To Reserve	From Reserve	Closing Balance
		\$000	\$000	\$000	\$000
Special Projects Reserve:					
Aquatic Paradise Revetment Wall Reserve	To fund Aquatic Paradise revetment wall works program	241	67	(2)	306
Weinam Creek Reserve	Maintenance and improvements associated with Weinam Creek projects	138	138	(2)	274
Waste Levy Reserve	To fund Waste Levy Program	-	1,673	(1,673)	-
Raby Bay Revetment Wall Reserve	To fund Raby Bay revetment wall works program	3,449	1,438	(94)	4,793
		3,828	3,316	(1,771)	5,373
Constrained Works Reserve:					
Public Parks Trunk Infrastructure Reserve	Capital projects for public parks trunk infrastructure	8,998	3,269	(110)	12,157
Marine Trunk Infrastructure Reserve	Provision of marine facilities south of Redland Bay	183	-	-	183
Land for Community Facilities Trunk Infrastructure Reserve	Land for community facilities trunk infrastructure	5,659	117	-	5,776
Water Supply Trunk Infrastructure Reserve	Upgrade, expansion or new projects for water supply trunk infrastructure	17,279	143	-	17,422
Sewerage Trunk Infrastructure Reserve	Upgrade, expansion or new projects for sewerage trunk infrastructure	14,568	2,040	(3,532)	13,076
Local Roads Trunk Infrastructure Reserve	Capital projects for local roads trunk infrastructure	30,003	4,713	(130)	34,586
Cycleways Trunk Infrastructure Reserve	Capital projects for cycleways trunk infrastructure	16,420	1,751	-	18,171
Stormwater Trunk Infrastructure Reserve	Capital projects for stormwater trunk infrastructure	12,348	508	-	12,856
Tree Planting Reserve	Acquisition and planting of trees on footpaths	465	30	-	495
Koala Tree off-set Planting Reserve	Acquisition and planting of trees for koala habitat	24	6	-	30
Special Property Reserve	Acquisition of property in line with the strategic property framework	4,980	329	-	5,309
		110,927	12,906	(3,772)	120,061
Separate Charge Reserve:					
Environment & Coastal Management Separate Charge Reserve	Ongoing conservation and maintenance operations	-	9,620	(4,936)	4,684
SES Separate Charge Reserve	On-going costs of maintaining the Redland SES	28	269	(222)	75
		28	9,889	(5,158)	4,759
TOTALS		114,783	26,111	(10,701)	130,193
		Closing cash and cash equivalents			221,077
		Reserves as percentage of cash balance			58.89%

9. CITY WATER STATEMENTS

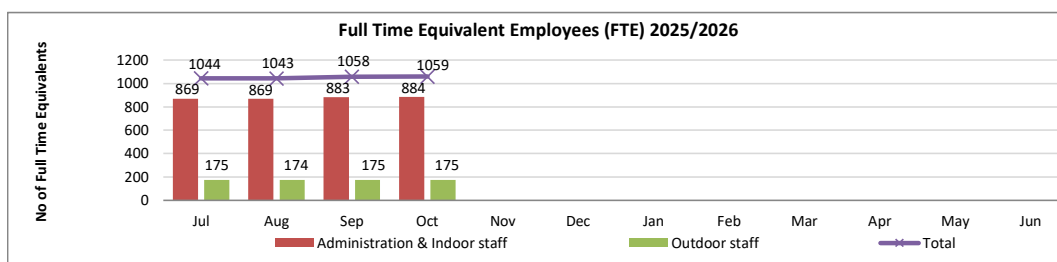
CITY WATER SUMMARY OPERATING STATEMENT					
For the period ending 31 October 2025					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000
Total revenue	165,406	165,406	72,287	71,144	(1,143)
Total expenses	93,371	93,279	32,021	31,401	(620)
Earnings before interest, tax and depreciation (EBITD)	72,034	72,127	40,266	39,743	(523)
External interest expense	991	991	333	351	18
Internal interest expense	19,061	19,061	6,354	6,354	-
Depreciation	33,732	33,732	11,244	10,771	(473)
Operating surplus / (deficit)	18,251	18,344	22,335	22,267	(68)
CITY WATER CAPITAL FUNDING STATEMENT					
For the period ending 31 October 2025					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000
Capital contributions, donations, grants and subsidies	8,646	12,946	5,365	2,184	(3,181)
Net transfer (to) / from constrained capital reserves	3,684	6,116	4,758	1,348	(3,410)
Non-cash contributions	1,530	1,530	-	-	-
Funding from utility revenue	23,910	17,178	(1,975)	5,210	7,185
Total sources of capital funding	37,770	37,770	8,148	8,742	594
Contributed assets	1,530	1,530	-	-	-
Capitalised expenditure	35,993	35,993	7,430	7,866	436
Loan redemption	247	247	718	876	158
Total application of capital funds	37,770	37,770	8,148	8,742	594

10. CITY WASTE STATEMENTS

CITY WASTE OPERATING STATEMENT					
For the period ending 31 October 2025					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000
Total revenue	47,902	47,902	15,905	16,082	177
Total expenses	37,765	37,765	12,749	12,856	107
Earnings before interest, tax and depreciation (EBITD)	10,137	10,137	3,156	3,226	70
External interest expense	5	5	2	1	(1)
Depreciation	922	922	307	157	(150)
Operating surplus / (deficit)	9,210	9,211	2,847	3,068	221
CITY WASTE CAPITAL FUNDING STATEMENT					
For the period ending 31 October 2025					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000
Funding from utility revenue	1,702	1,702	109	109	-
Total sources of capital funding	1,702	1,702	109	109	-
Capitalised expenditure	1,666	1,666	97	109	12
Loan redemption	37	37	12	-	(12)
Total application of capital funds	1,702	1,702	109	109	-

11. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce Reporting



October 2025: Headcount		Employee Type			
Department Level	Casual	Full Time	Part Time	Total	
Office of CEO and People, Culture and Organisational Performance	3	46	11	60	
Organisational Services	2	201	29	232	
Community and Customer Services	69	311	73	453	
Infrastructure and Operations	11	367	20	398	
Advocacy, Major Projects and Economic Development	1	36	5	42	
Total	86	961	138	1,185	

Note: FTE employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department. The table includes contract of service and temporary personnel. It includes casual staff in their non-substantive roles as at the end of the period where relevant.

Overdue Rates Debtors & Statistics

Comparison October 2025 to October 2024									
Days Overdue	Oct-25	% Overdue	Oct-24	% Overdue	\$ Variance	% Variance	Rates & Charges Statistics		
0 - 30	\$0	0.0%	\$0	0.0%	\$0	0.0%	Levied (Billed) Rates & Charges since 1 July		
31 - 60	\$1,400	0.0%	\$10,808	0.0%	-\$9,408	0.0%	Rate arrears b/fwd 1 July		
61 - 90	\$3,485,444	1.7%	\$2,762,219	1.5%	\$723,225	0.2%	Total		
91 - 180	\$1,718,178	0.8%	\$1,405,674	0.8%	\$312,504	0.0%	Balance of overdue rates & charges		
>180	\$3,571,620	1.8%	\$3,238,460	1.7%	\$333,160	0.1%	Percentage Overdue		
Total	\$8,776,642	4.3%	\$7,417,161	4.0%	\$1,359,481	0.3%			

12. GLOSSARY

Key Terms

Written Down Value:

This is the value of an asset after accounting for depreciation or amortisation, and it is also called book value or net book value.

Work In Progress (WIP):

This represents an unfinished project that costs are still being added to. When a project is completed, the costs will be either capitalised (allocated to relevant asset class) or written off.

Current Replacement Cost:

The amount of money required to replace an existing asset with an equally valued or similar asset at the current market price.

Written Down Replacement Cost:

An asset's current replacement cost less accumulated depreciation.

Book Value of Debt:

The book value of Council's debt (QTC or other loans) as at the reporting date (i.e. 30 June).

Infrastructure Assets:

Those significant, long-life assets that provide ratepayers with access to social and economic facilities. Examples include water and sewerage treatment plants, roads, bridges, drainage, buildings, and other community assets (does not include right of use assets).

Definition of Ratios

Council Controlled Revenue Ratio:

This is an indicator of a Council's financial flexibility, ability to influence its operating income, and capacity to respond to unexpected financial shocks

$$\frac{\text{Net Rates, Levies and Charges add Fees and Charges}}{\text{Total Operating Revenue}}$$

Population Growth:

This is a key driver of a Council's operating income, service needs, and infrastructure requirements into the future

$$\frac{\text{Prior year estimated population}}{\text{Previous year estimated population}} - 1$$

Operating Surplus Ratio*:

This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes

$$\frac{\text{Operating Result}}{\text{Total Operating Revenue}}$$

Operating Cash Ratio:

This measures the ability to cover core operational expenses and generate a cash surplus excluding depreciation, amortisation, and finance costs

$$\frac{\text{Operating Result add Depreciation and Amortisation add Finance Costs*}}{\text{Total Operating Revenue}}$$

Unrestricted Cash Expense Cover Ratio:

This is an indicator of the unconstrained liquidity available to meet ongoing and emergent financial demands. It represents the number of months Council can continue operating based on current monthly expenses

$$\frac{(\text{Total Cash and Cash Equivalents add Current Investments add Available Ongoing QTC Working Capital Facility Limit less Externally Restricted Cash})}{(\text{Total Operating Expenditure less Depreciation and Amortisation less Finance Costs*})} \times 12$$

Asset Sustainability Ratio:

This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing out

$$\frac{\text{Capital Expenditure on Replacement of Infrastructure Assets (Renewals)}}{\text{Depreciation Expenditure on Infrastructure Assets}}$$

Asset Consumption Ratio:

This measures the extent to which Council's infrastructure assets have been consumed to what it would cost to build a new asset with the same benefit to the community

$$\frac{\text{Written Down Replacement Cost of Depreciable Infrastructure Assets}}{\text{Current Replacement Cost of Depreciable Infrastructure Assets}}$$

Asset Renewal Funding Ratio:

This ratio measures the ability of a Council to fund its projected asset renewal/replacements in the future

$$\frac{\text{Total of Planned Capital Expenditure on Asset Renewals over 10 years}}{\text{Total of Required Capital Expenditure on Asset Renewals over 10 years}}$$

Leverage Ratio:

This is an indicator of a Council's ability to repay its existing debt. It measures the relative size of the Council's debt to its operating performance

$$\frac{\text{Book Value of Debt**}}{\text{Total Operating Revenue less Total Operating Expenditure add Depreciation and Amortisation and Finance Costs}}$$

Net Financial Liabilities:

This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues

$$\frac{\text{Total Liabilities - Current Assets}}{\text{Total Operating Revenue}}$$

* Finance costs only include interest charged on Council's existing QTC debt balances and any other Council loans

** Book Value of Debt only includes the book value of the Council's debt (QTC or other loans) as at the reporting date

15 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

15.2 REDLANDS COAST ECO PRECINCT - PLANNING UPDATE AND DELIVERY OUTLOOK

Objective Reference: A12566148

Authorising Officer: Brooke Denholder, General Manager Community & Customer Services

Responsible Officer: Graham Simpson, Group Manager Environment & Regulation

Report Author: James O'Reilly, Principal Adviser of Strategic Land Planning
Katrina Beutel, Acting Strategic Property Projects Officer

Attachments:

1. Minutes of General Meeting - 21 August 2024 - Item 15.4 [↓](#)
2. Wildlife Hospital - Advanced Design - Confidential
3. Precinct Design - Concept [↓](#)
4. Playground Uplift - Concept [↓](#)
5. Tallowood Tower - Concept [↓](#)
6. Precinct Investment Options - Confidential

PURPOSE

To provide Council with a detailed update on the progress of the Redlands Coast Eco Precinct development at 377-385 Redland Bay Road, Capalaba, and to present updated cost estimates for its delivery.

BACKGROUND

In July 2023, following multiple years of strategic advocacy and land use investigations, The Royal Society for the Prevention of Cruelty to Animals Queensland (RSPCA Queensland) advised Council of a preferred site of development for a new Wildlife Hospital on Council owned land at 377-385 Redland Bay Road, Capalaba (the land).

To address the supporting civil infrastructure requirements over the land, Council officers have undertaken and completed preliminary technical planning over the broader area, defined as the Redlands Coast Eco Precinct.

In addition to the land specified, the Redlands Coast Eco Precinct encompasses existing neighbouring community, environmental, and educational uses at 17 Runnymede Road Capalaba i.e. inclusive of My Horizon (Life Without Barriers) and Redlands IndigiScapes Centre.

These collective uses represent a strategic convergence of community, environmental, and educational functions that define and strengthen the precinct's value proposition. By co-locating services that care for people, wildlife, and the environment, the precinct creates a distinctive platform for education, advocacy, and community engagement.

At its General Meeting held on 21 August 2024, Council reviewed the conceptual cost estimates and preliminary precinct design work provided in Attachment 1, and resolved as follows:

1. *To note the completion of preliminary technical assessments, cost evaluations and anticipated timing for the detailed design, and construction of the Redlands Coast Eco Precinct.*
2. *To note a nominal capital budget will be required towards the detailed design and construction of the Redlands Coast Eco Precinct, through Council's normal budget process over future financial years, to improve overall precinct connectivity and function.*

As noted in the 21 August 2024 report, the scale, scope and cost of the precinct works were subject to detailed design, refinement of staging and delivery methodology. This report brings forward an update on these aspects of the development, as well as updated cost estimates, and a delivery outlook.

PLANNING UPDATES

Planning for the Redlands Coast Eco Precinct is now progressing towards full detailed design and development authorisation. Council is advancing the procurement and appointment of a principal design consultant, while RSPCA Queensland will progress a development approval process (required for the veterinary use component of their facility).

The following section provides an overview of each component of the Redlands Coast Eco Precinct, including an indicative delivery outlook. It should be noted that specified delivery timeframes are indicative and may be subject to adjustment, reflecting the staged nature of precinct implementation, the interdependencies of multiple projects, and opportunities for coordinated or joint delivery approaches.

By adopting a phased and collaborative approach, the precinct aims to ensure that development is delivered efficiently, aligns with strategic objectives, and maximises the value of co-locating complementary community, environmental, and educational initiatives.

This approach also allows for adaptive planning in response to emerging priorities, and regulatory requirements, thereby reinforcing the precinct's long-term sustainability and contribution to the Redlands Coast community.

Project	Proponent	Intent	Delivery outlook
Wildlife Hospital	RSPCA QLD	A new purpose-built facility that delivers specialist treatment and rehabilitation for injured wildlife, and supports veterinary education, research, and community engagement.	Subject to development approval, initial delivery works are anticipated to commence in early 2027.
Precinct connections	Council	New civil infrastructure that delivers safe and accessible pathways, roads and supporting works for pedestrians and vehicles.	Initial delivery works are projected to commence in late 2026.
IndigiScapes playground uplift	Council	Renewed and uplifted playground embellishments, with a focus on integration with nature, sensory and tactile play.	Initial delivery works are projected to commence in mid-2026.
<i>Café expansion*</i>	Council	Expansion of café's capacity to service increased visitation cohorts and enhance customer experience.	Initial concept design works are projected to be completed by mid-2026.
<i>Education Experience*</i>	Council	The project seeks to renew and enhance the environmental education experiences available to visitors. The IndigiScapes Discovery Centre renewal will be strategically aligned with the RSPCA Wildlife Hospital's educational programs, fostering a coordinated and holistic precinct experience that integrates community, wildlife, and environmental learning.	Initial concept design works are projected to be completed by mid-2026.
*These previous 'standalone' projects are now encompassed within the Redlands Coast Eco Precinct works program, enabling more effective oversight and an integrated delivery approach designed to minimise disruption for the community and stakeholders. These projects are subject to separate independent budget approvals based on finalising appropriate business cases and timing for delivery.			

RSPCA Wildlife Hospital

RSPCA Queensland has undertaken a strategic review of the proposed Wildlife Hospital to ensure the facility is delivered as a sustainable, and future-focused centre for wildlife care, education, and engagement. This review, completed ahead of detailed design and development approval phases, has reinforced the project's significance to support the treatment and rehabilitation of sick and injured native wildlife.

In recognition of the confidentiality provisions associated with funding agreements involving other levels of government, the design has been included as confidential Attachment 2 but is expected to be publicly released in the near future.

The facility will also serve as a hub for veterinary education and research, offering hands-on training for future wildlife veterinarians and strengthening partnerships across the state's wildlife care network.

Developed in collaboration with Redland City Council, State and Federal Government partners, and the broader wildlife care network, the project has advanced through detailed planning phases, including updated cost modelling, governance frameworks, and comprehensive risk management and due diligence activities to ensure responsible delivery and long-term viability.

Funding for the project is also well advanced, with approximately 80% of the required resources already secured. The RSPCA has successfully secured more than \$20 million in grants and donations towards the project, reflecting strong community and institutional confidence in its delivery. The project is proudly supported and funded by:

- The Queensland Government (\$12M)
- The Federal Government through the Saving Koalas Fund (\$5M)
- Generous contributions from individual donors (\$3M)
- Land provision through an in-principle lease agreement with Redland City Council.

These investments demonstrate strong, multi-level support for a facility that will not only improve outcomes for thousands of native wildlife each year but also foster community connection, and environmental stewardship.

The RSPCA Queensland Wildlife Hospital project is proposed to be delivered as a single, coordinated development encompassing core hospital infrastructure and associated visitor facilities. Delivery may, however, be staged in response to confirmed funding contributions, including potential philanthropic or external partnership support, particularly in relation to the Discovery Centre and Auditorium.

Ongoing fundraising efforts continue to progress, with further support from partners and contributors critical to realising the complete vision for the facility—encompassing components that complement, but extend beyond, the essential wildlife hospital infrastructure.

Given the clear public benefit and strong community interest in the proposed educational components, it is recommended that Council provide in-principle support for the waiver of infrastructure charges for the full development, contingent upon delivery of educational components, and subject to public access. Such support would reinforce Council's commitment to accessible community facilities and strengthen RSPCA's capacity to deliver the complete vision for the precinct.

The overarching intention for the facility is to deliver the main Wildlife Hospital building, car parking, and associated external works and site services, establishing full operational capability.

These core components are the immediate priority, supporting the protection and treatment and rehabilitation of wildlife and enabling the onsite training of specialist veterinarians, including the upskilling of new cohorts of veterinary students and volunteers.

Subject to development approval, construction is anticipated to commence in early 2027. Continued collaboration between project partners will ensure the hospital is delivered to the highest standard—maximising public value, promoting education and training, and supporting the health and resilience of Australia's native wildlife for generations to come.

Precinct Connections

The preliminary design for car parking, internal roads, drainage infrastructure, and pedestrian connections is nearing completion, led by Council's Design and Technical Services Unit. These works will integrate with both existing and future pathways to support community interaction, environmental education, and recreational activity. A Precinct design concept is provided in Attachment 3.

These works cover a substantial area and seek to address the complexity of seamlessly linking several areas i.e. external road and footpath network, electrical infrastructure, water and waste services.

In parallel, RSPCA Queensland is progressing a complementary design within their precinct, contributing to the shared vision of a well-connected and accessible landscape. The detailed design of the associated infrastructure will be subject to the appointment of a principal designer, with an open tender anticipated to be advertised as soon as possible but by no later than February 2026.

IndigiScapes Playground Uplift

The playground uplift design has been developed in consultation with Council's Environment and Education Unit, with a focus on connecting play experiences to environmental education. The upgrade replaces the existing dated outdoor play area which was first established 25 years ago and aims to provide a nature-based, all-abilities play space. The playground uplift concept provided in Attachment 4.

The Tallowwood Tower, inspired by the iconic onsite Tallowwood Tree, is intended to form the central feature. This is an identifiable unique natural landmark that accords with showcasing the Eco Precinct as a signature destination for Redlands Coast. Additional play elements are designed to provide diverse experiences while promoting accessibility and interaction with the local environment. The Tallowwood Tower concept is provided in Attachment 5.

Council's Design and Technical Services Unit has completed the preliminary design and will engage an external consultant for detailed design. Subject to approvals, construction is anticipated to commence onsite in mid-2026.

Café Expansion

The potential café expansion is in preliminary concept design to consider how it may accommodate increasing visitor numbers and enhance the overall customer experience. The timing of further funding and delivery will be subject to future business case and budget considerations, primarily based on visitor attraction associated with delivery of other additions and enhancements to the Redlands Coast Eco Precinct.

The refurbishment will balance operational functionality with future growth potential, positioning the business for long-term sustainability.

The upgraded facility when delivered will further strengthen the site's reputation as a destination that promotes environmental awareness, relaxation, and community connection.

The expanded layout will also create new opportunities, including catering services, event hosting, a coffee takeaway window, and potential evening activations, each designed to support the precinct's economic viability and year-round visitor appeal.

Education Experience (Discovery Centre)

The current IndigiScapes Education Experience (Discovery Centre) was designed and constructed in 2019. In accordance with industry best practices, this facility should be refreshed or refurbished every three to five years to maintain its relevance and effectiveness.

The overall uplift of the Eco Precinct is adding diversity and will drive increased awareness and visitation to the Discovery Centre – which is the driver to improving how it functions to be more agile and contemporary in the educational experiences.

Early concepts for the refresh include more interactive and technology-driven displays (e.g., Augmented Reality (AR)/Virtual Reality (VR), touchscreen exhibits), which will provide a dynamic and engaging learning environment that caters to people of all ages and ability. It will allow for more frequent changes in the education experience offered at the Centre, based around campaigns, events and matters of interest, that will drive better visitation and community engagement.

This improved capacity to provide agile experiences, not only attracts a broader audience it also encourages community learning around important topics like environmental sustainability, and wildlife protection. Offering hands-on educational experiences empowers the community to engage with and take ownership of local conservation efforts.

There is also the opportunity to strongly link key messaging and campaigns associated with the RSPCA Queensland Wildlife Hospital.

The concept will extend to include potential enhancements to the reception and Eco Shop areas, with the aim of ensuring consistent branding and delivering an engaging visitor experience. Collectively, these areas will provide a high quality, modernised education experience with significant public benefits to resident and visitors alike.

The timing of further funding and delivery of any enhanced education experience will be subject to the future business case and budget considerations.

Artistic Installations

The Redlands Coast Eco Precinct presents an opportunity for significant public art and placemaking initiatives that deliver meaningful enhancements to the built environment while activating a vital ecological and cultural destination in Southeast Queensland.

Through the integration of permanent public artworks throughout the precinct, this project aligns directly with the SEQ City Deal Public Art Initiative's objective to foster place-based activation and enrich public spaces. If successful, this project will be funded by the City Deals Grant Funding. It is noted that grant funding announcements have been delayed. If approved, the total grant being sought is \$600,000.

ISSUES

Progression Reliance

The progression of the Redlands Coast Eco Precinct is intrinsically linked to the advancement of the RSPCA Queensland project, as their development represents a key prerequisite for detailed design, particularly in relation to precinct-wide connections and integration.

The successful delivery of the precinct is dependent on both the RSPCA and Council progressing through their respective stages in parallel. RSPCA Queensland temporarily slowed its project activities while conducting a comprehensive strategic review of project scope, inclusive of future operational planning.

While this strategic review required a temporary pause in certain project activities, it has continued to incorporate critical elements such as updated cost planning, governance frameworks, risk management, and due diligence, ensuring the project remains well-positioned for subsequent delivery stages. Accordingly, the Council and RSPCA Queensland working group are continuing to collaborate on joint delivery and staging.

Ongoing Cost Escalation

This report notes an increase in estimated costs for both the design and delivery of the civil works of the Redlands Coast Eco Precinct from the original estimate provided in the August 2024 report to Council.

Advice from Council's delivery teams is that it is anticipated that cost estimates will continue to escalate given external demand factors, largely driven by increased material costs, and supplier demand - a factor impacting many local government projects.

The procurement of detailed design and engineering services required to advance the project is included in the current capital cost estimate.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no relevant legislative requirements associated with the content of this report. Relevant development assessment and property disposal requirements will apply as needed under relevant legislation.

Land Use Intention

Council and RSPCA Queensland have an established Memorandum of Understanding (MoU) outlining the shared intent to enter into a lease agreement for the establishment of a Wildlife Hospital within the precinct. Execution of a formal lease agreement will be subject to the finalisation of detailed design and confirmation of the defined use area.

Financial

Council carries the responsibility for funding and delivering the core public infrastructure in the precinct, inclusive of relevant civil works.

In the report of 21 August 2024, Council nominally noted a capital allocation of \$6.3M. \$2.3M is loaded into the current capital budget for FY2025/26, with the remainder subject to the capital budgeting process for FY2026/27. Any further financial implications of this report are subject to Council's standard budget deliberation and approval processes.

Council has options in determining the extent and service level of infrastructure delivery for the precinct — from establishing a *fit-for-purpose* foundation of core civil infrastructure through to developing a *fully equipped Eco Precinct* capable of supporting expanded operations, visitor experiences, and long-term growth.

These options are outlined in Attachment 6, informed by a detailed Bill of Quantities (October 2025) that reflects updated industry rates for material supply and construction services. It is important to note that these updated rates differ from the earlier concept plans and nominal costs prepared in March 2024, representing approximately 20 months of material cost escalation and better understanding of site design requirements.

The chosen level of investment will shape not only the operational capacity and visitor appeal of the precinct but also its potential to become a regional landmark for wildlife conservation, education, and community engagement.

Fit for purpose: Establishes a practical base line foundation of core civil infrastructure and functional landscaping to support essential precinct operations.

Fully equipped: Enabling a premier destination that integrates day and night-time functionality, fully embellished in accordance with desired standards of service, and event-ready infrastructure.

The cost estimates assume existing and future tenancies will fully cater to their use demand generation within their respective leased or licensed areas, without relying on publicly owned infrastructure.

The Strategic Property Unit will undertake land management tenancy agreements in cases where an ongoing reliance on public/common use infrastructure is required.

As the instigating proponent of the Wildlife Hospital, RSPCA Queensland are responsible for the investment fundraising, full construction costs and delivery of their facility.

This report also recommends that Council provide in-principle support for the waiving of infrastructure charges for the RSPCA Queensland Wildlife Hospital tied to delivery of the auditorium and discovery centre, which provide public benefit.

Risk Management

It is important to note that the RSPCA Wildlife Hospital is a catalyst for the delivery of supporting precinct civil infrastructure i.e. borne by the necessity to enable vehicle and pedestrian access, circulation, landscaping, and connection to core supply services.

Costs for the delivery of this essential infrastructure are reliant on a dedicated project manager. Without a dedicated project manager and communications resource on a complex project, there is a significant risk of unclear ownership and accountability, leading to poor coordination, missed deadlines, and overlooked dependencies.

In addition, further work is necessary to consider the impact of works on existing operations at IndigiScapes and Life without Barriers, as existing occupants of the site. Further detailed design will include consideration around construction access, public access and associated site risks to be managed.

People

The internal project management of the Redlands Coast Eco Precinct is currently being delivered through temporary resourcing within the Strategic Property Unit, specifically a full-time Strategic Property Projects Officer, with the term concluding in January 2026.

Due to the complexity, scale, and multi-year nature of the precinct's planning and delivery lifecycle, continuity of project management is critical to mitigate risks and ensure the effective coordination of stakeholders and resources.

Given the project is progressing on an identified timeline and noting the ongoing complexity of coordination and construction - it is proposed that the existing project management role be extended for a period of approximately two years, covering FY2026/27 through FY2027/28.

This will provide the necessary stability and oversight for the precinct's successful delivery. Consideration of this position and budget is subject to approval through Council's usual budget processes.

The overarching coordination of land use and infrastructure agreements, and formal reporting on the Redlands Coast Eco Precinct will continue to be managed by the Strategic Property Unit, in partnership where necessary with the Environment and Education Unit concerning operational delivery.

Environmental

There are no adverse environmental impacts associated with commitment of capital funds towards the project.

There are numerous positive environmental impacts associated with the development of the Redlands Coast Eco Precinct and enabling the RSPCA Queensland Wildlife Hospital:

- Enabling an environmentally conscious non-profit organisation to respond to incoming wildlife patients with the highest standard of treatment, resources and rehabilitation facilities, in a location conducive to public transport.
- Advancing research capabilities, and training for specialist veterinary teams to respond to growing needs, and the creation of new educational partnerships and opportunities for local and international networks for collective impact.
- RSPCA Queensland provides a comprehensive, open-source knowledge base of animal welfare science, advice, and information. Through local research partnerships, these resources may assist in informing Council's approach to environmental health policies, and an array of evidence-based information for pet owners.

There are no *Environment Protection and Biodiversity Conservation Act 1999* risks associated with the project.

Social

The Wildlife Hospital will help shape an ecotourism destination that will provide important opportunities to build community awareness, engagement and advocacy for native wildlife.

The renewal of the open space playground, and new precinct connections will enhance the health, safety and wellbeing of the community through the delivery of inclusive and responsive embellishments focused on preserving and improving our naturally wonderful lifestyle.

Collectively, the Redlands Coast Eco Precinct will offer an immersive accessible, and vibrant destination where people of all ages and backgrounds can connect with nature, and champion environmental stewardship.

The potential renewal and refurbishment of the Café and Education Experience (Discovery Centre) will enhance the visitor customer experience and broaden the established offerings already available at IndigiScapes.

Human Rights

This issue does not have any adverse impact on human rights, with consideration of s58 (5) of the *Human Rights Act 2019*.

The Redlands Coast Eco Precinct, including uplifts and modifications of existing assets, is being designed as a fully accessible destination, ensuring all individuals, regardless of physical or cognitive ability, can participate in services.

This includes enhancing public transport connections and incorporating natural shade and recreational structures to improve comfort. The design will address barriers that may limit access to services, facilities, information, and opportunities.

Future landscaping, site embellishments, and increased parking will support the integration of the MyHorizon Centre for clients and visitors. A wide and central public promenade, new landscaping and expanded active transport connectivity will ensure users can enjoy all the precinct's functions.

Alignment with Council's Policy and Plans

By endorsing the recommended commitment of capital funds towards the development of the Redlands Coast Eco Precinct, Council will be fulfilling 11 direct points of alignment to the Redland City Corporate Plan, *Our future Redlands - A Corporate Plan to 2026 and Beyond*. Notable points of alignment include:

- Strong Communities, Catalyst project 3 - Generate enhanced community outcomes through strategic alignment and transitioning of Council's property portfolio to embrace sustainable opportunities to deliver physical and natural assets that respond to current and future needs in regard to social, environmental and economic outcomes.
- Natural Environment, Objective 4.1 - Manage, maintain and enhance our natural assets and ecosystems, including wildlife protection, vegetation management, marine and waterway health and values.
- Natural Environment, Key initiative 9 - Work with the community to provide education opportunities to support, enhance and encourage environmental understanding and grow environmental connections.

CONSULTATION

General Consultation

It is important to note that the RSPCA Wildlife Hospital serves as a catalyst for the delivery of supporting precinct civil infrastructure. These essential elements are fundamental to ensuring the precinct functions safely, efficiently, and cohesively, and they are directly tied to the hospital's design and location.

Given that this infrastructure is a prerequisite for the hospital's delivery, it is not subject to separate public consultation. The necessity of these enabling works is technical and operational in nature—they are required to make the broader precinct functional and safe.

Public feedback would not alter the fundamental requirements of the infrastructure, as the works are mandated by the need to support the hospital and associated precinct uses.

Project Consultation

Consulted	Consultation Date	Comments/Actions
Chief Executive Officers: Redland City Council, RSPCA Queensland, Horizon Foundation Life Without Barriers	Various/Ongoing	Discussion of organisational synergies, prospective use interests, and operational opportunities.
Strategic Property Manager	Various/Continuation	Confirmation of lease recommendations, and site management controls noting current site uses.
Senior Solicitor Legal Services	17 October 2025	Confirmation of land use agreements, use rights, and future land use intentions.
RSPCA Strategic Project Coordinator	Various/Ongoing	Engagement on strategic project progression and information sharing.
Service Manager Environment and Education	Various/Ongoing	Confirmation of interests and opportunities associated with prospective use and information sharing.
Operations Manager IndigiScapes Centre	Various/Ongoing	Confirmation of interests and opportunities associated with prospective use and information sharing.
Service Manager Strategic Planning	Various/Ongoing	Town planning, zone considerations, confirmation of community use definitions.
Service Manager Media, Communications & Community Engagement	Various/Ongoing	Engagement on coordination of information sharing.
Service Manager Portfolio Management	Various/Ongoing	Approach to precinct planning and confirmation of allocation of capital funding.
Service Manager People Development	Various/Ongoing	Approach to Change Management for the staffing on site.
Group Manager Risk and Legal Services	Various/Ongoing	Approach to Risk Management.

OPTIONS

Option One

That Council resolves as follows:

1. To note the advanced conceptual status, delivery outlook and interrelated progression dependencies of the projects comprising the Redlands Coast Eco Precinct.
2. To note a nominal capital budget allocation as detailed in Option Two of confidential Attachment 6, to support the delivery of a fully equipped Redlands Coast Eco Precinct, in addition to identified project management resourcing.
3. To give in-principle endorsement to the waiver of infrastructure charges associated with the RSPCA Wildlife Hospital, subject to the delivery of the educational facilities forming part of the publicly accessible community infrastructure network.
4. That Attachments 2 and 6 remain confidential, subject to maintaining the confidentiality of legally privileged, private and commercial-in-confidence information.

Option Two

That Council resolves as follows:

1. To note the advanced conceptual status, delivery outlook and interrelated progression dependencies of the projects comprising the Redlands Coast Eco Precinct.
2. To note a nominal capital budget allocation as detailed in Option One of confidential Attachment 6, to support the delivery of a fit-for-purpose Redlands Coast Eco Precinct, in addition to identified project management resourcing.
3. To give in-principle endorsement to the waiver of infrastructure charges associated with the RSPCA Wildlife Hospital, subject to the delivery of the educational facilities forming part of the publicly accessible community infrastructure network.
4. That Attachments 2 and 6 remain confidential, subject to maintaining the confidentiality of legally privileged, private and commercial-in-confidence information.

Option Three

That Council resolves as follows:

1. To proceed with planning for the Redlands Coast Eco Precinct and request a review of the capital budget and proposed infrastructure inclusion.
2. To request a further report to Council presenting development and delivery options based on agreed service standards, implementation pathways, and timing considerations.
3. That Attachments 2 and 6 remain confidential, subject to maintaining the confidentiality of legally privileged, private and commercial-in-confidence information.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To note the advanced conceptual status, delivery outlook and interrelated progression dependencies of the projects comprising the Redlands Coast Eco Precinct.
2. To note a nominal capital budget allocation as detailed in Option Two of confidential Attachment 6, to support the delivery of a fully equipped Redlands Coast Eco Precinct, in addition to identified project management resourcing.
3. To give in-principle endorsement to the waiver of infrastructure charges associated with the RSPCA Wildlife Hospital, subject to the delivery of the educational facilities forming part of the publicly accessible community infrastructure network.
4. That Attachments 2 and 6 remain confidential, subject to maintaining the confidentiality of legally privileged, private and commercial-in-confidence information.

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15.4 REDLANDS COAST ECO PRECINCT - PLANNING UPDATE

Objective Reference: A11356481**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** Graham Simpson, Group Manager Environment & Regulation**Report Author:** James O'Reilly, Principal Adviser of Strategic Land Planning**Attachments:**
1. **Concept Renders - RSPCA Wildlife Hospital and Centre of Excellence**
[↓](#)
2. **Redlands Coast Eco Precinct Overview** [↓](#)**PURPOSE**

To update Council on the technical assessments and cost evaluations for the development of the Redlands Coast Eco Precinct at 377-385 Redland Bay Road, Capalaba and 17 Runnymede Road, Capalaba.

BACKGROUND

In July 2023, following multiple years of strategic advocacy and land use investigations, The Royal Society for the Prevention of Cruelty to Animals Queensland (RSPCA Queensland) advised Council of a preferred site of development for a new Wildlife Hospital and Centre of Excellence on Council owned land at 377-385 Redland Bay Road, Capalaba (the Land).

The Wildlife Hospital and Centre of Excellence is planned to include a veterinary component to support animal wards, specialist medical equipment, outdoor enclosures, surgical suites and an ancillary plantation for specific animal fodder. Educational spaces are also anticipated to include an auditorium and ancillary training rooms which will provide important opportunities to build community awareness and engagement.

This development will occupy approximately one hectare of the undeveloped portion of the Land, with the balance of the Land requiring (Council managed) functional planning for pedestrian and vehicle connectivity. Council and RSPCA Queensland subsequently entered into a non-binding memorandum of understanding (MOU) on 1 September 2023. This MOU established an in-principle agreement of the roles and responsibilities of each entity in association with the development of the precinct.

Accordingly, on 15 November 2023, Council resolved as follows:

1. To note the recent investigations and stakeholder discussions associated with an appropriate location for a wildlife hospital.
2. That the exception to dispose of land or an interest in land, other than by tender or auction, under subparagraph 236(1)(b)(ii) of the *Local Government Regulation 2012*, to a community organisation applies.
3. To endorse an in-principle lease of a portion of the land at 377-385 Redland Bay Road, Capalaba for an appropriate term to the RSPCA Queensland for the development of a Wildlife Hospital and Centre of Excellence.

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4. To note that the Chief Executive Officer has delegated authority under s.257(1)(b) of the *Local Government Act 2009* to negotiate, make, vary and discharge the formal lease with appropriate terms and conditions.
5. To note that the remaining undeveloped portion of the land will be subject to ongoing planning to improve overall precinct connectivity and function.

This report also referenced notable actions, including that a further report to Council will be presented in due course regarding associated precinct planning, capital and operational matters.

Emerging destination – Redlands Coast Eco Precinct

Council officers have progressed precinct functional planning in accordance with the 15 November 2023 resolution. This planning considers the ultimate potential of the broader area (inclusive of 17 Runnymede Road, Capalaba which houses Council's IndigiScapes Centre) with consideration to the development aspirations of the RSPCA, and existing community, environment, and educational uses (MyHorizon and IndigiScapes respectively).

This mix of uses creates a naturally cohesive and mutually beneficial framework for a new precinct destination. Recognising the synergies between these uses informs multifunctional spaces that serve diverse needs, thereby maximising the benefits for residents and stakeholders.

This approach not only improves the quality of life by providing varied amenities and services but also encourages economic viability by attracting a wide range of users and investments.

Collectively, the Redlands Coast Eco Precinct is intended to bring significant environmental and community benefits to the city through its educational and practical ecological care aspects, plus increased opportunities for social connection, cohesion and inclusion.

It is expected that visitor numbers will increase significantly and, conservatively, double from the current 50,000 visits currently recorded by the IndigiScapes Centre.

RSPCA Project Update

After formally announcing their facility in November 2023, RSPCA Queensland have now progressed with concept designs for their facility as shown in Attachment 1. These conceptual designs reflect the commitment to creating a purpose-built facility to increase capacity for wildlife care and enhance how RSPCA Queensland will support staff, volunteers and the community.

To support community engagement and wildlife awareness, RSPCA Queensland are developing an immersive education experience through a discovery centre space, including surrounding visitor access areas.

The concept of this experience is designed to guide visitors through a three-step journey, to connect, learn, and act. The focus of this approach is to bring visitors on the journey of wildlife patients as they arrive at the facility, and how the RSPCA triage treatment, rehabilitation, and release.

The intent of the conceptual design focuses on fostering a deeper connection with the RSPCA wildlife hospital, followed by education on its operations, and finally, empowering visitors to act in support of wildlife care.

The RSPCA Queensland Wildlife Hospital and Centre of Excellence project has now gathered support from various stakeholders, inclusive of a Federal Government commitment of \$5M, and

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Redland City Council's in-principle provision of the Land to develop the facility (in November 2023).

RSPCA Queensland are currently advocating for State Government support, which would secure a commitment from all three tiers of Australian government.

ISSUES**Site Functionality**

Realising the synergies between current and future uses in the Redlands Coast Eco Precinct is reliant on the provision of supporting infrastructure to link activities including pedestrian access, footpaths, cycle ways, shade structures and car parking.

The undeveloped (North-East) portion of the Land is currently void of these user essentials. Notwithstanding the introduction of new infrastructure demands of future development, there is already a shortfall of car parking to cater to existing users.

The Land is currently used on an informal basis for MyHorizon staff and patron car parking. Informal car parking also occurs on the broader undeveloped portion of the Land on a quarterly basis for the IndigiScapes Eco Markets.

Responding to these demands is the subject of a Council-driven precinct improvement project, to improve overall precinct connectivity and function. These requirements have been captured in preliminary technical planning to inform the future development needs of the Redlands Coast Eco Precinct.

Preliminary Technical Planning

Preliminary technical planning for the precinct has now been completed. These assessments have leveraged on the conceptual demands of each (tenant) use of the precinct to inform the required minimum level of provision of supporting infrastructure. Accordingly, subject to the final detailed development requirements of individual site uses, these requirements may be subject to change.

These assessments include, but have not been limited to, traffic impact and access assessment, a drainage assessment, and a user wayfinding assessment. These assessments review:

- The ability and capacity of the precinct to accommodate current shortfalls, and future development car parking requirements, which may be up scaled to 'future proof' or meet new demands.
- Vehicle access and direction in the precinct (as is) will need to be addressed to re-configure heavy motor vehicle circulation i.e. bus, automated garbage loaders.
- The capacity (and future use demand) of drainage infrastructure designed to manage and direct the flow of water, and where upgrades may need to occur.
- Conceptual layouts of the precinct (at full development) to ensure the safe and accessible design of pathways, facilities, and infrastructure that ensure convenient movement for pedestrians.

Estimated costs for the collective infrastructure works have been informed through preliminary technical assessments and conceptual plans. These estimated costs are detailed in the Finance section of this report. Conceptual plans for the precinct have been provided in Attachment 2.

Outdoor Space Renewal

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Redlands IndigiScapes Centre is currently classified as a T1 Park i.e. a local government classification recognising a regionally significant recreational destination. IndigiScapes currently offers a wide range of unique experiences for visitors and locals alike, including outdoor offerings such as a series of themed botanic gardens, trails and adventure playground.

After nearly 25 years of operation, the adventure playground is now reaching the end of its asset life with dilapidated materials, limited variety of sensory and tactile play options, and accessibility improvements required.

The Redlands Coast Eco Precinct is poised as a premier (visitor ready) attraction in parallel with the RSPCA Queensland Wildlife Hospital and Centre of Excellence construction and opening. It will also serve as a significant attraction within Redlands Coast as part of the 2032 Olympics.

A renewed playground asset will be fundamental to ensure that IndigiScapes captures increased patronage, because of significant new investment in the precinct i.e. Wildlife Hospital and Centre of Excellence, led by RSPCA Queensland and Council. It is timely that this outdoor space be renewed to compliment the significant improvements and investment planned for the precinct.

This outdoor renewal aspect of IndigiScapes will be key in connecting people directly with nature and the environment. These outdoor areas are particularly important for promoting physical health, mental well-being, emotional balance, cognitive function, social connection, and environmental awareness.

Though not specifically part of the current project, Council has undertaken some early concept planning for further additions to the IndigiScapes Centre which can be considered in future years. These relate to potential café expansion to cater for expected increased visitor numbers, enhanced boardwalk features through the surrounding conservation areas and enhanced linkages around the precinct to build broader connectivity.

STRATEGIC IMPLICATIONS**Legislative Requirements**

There are no relevant legislative requirements associated with the content of this report.

Land use Intention

The land is zoned for Community Facilities (precinct CF2) which is intended to provide for community related activities that meet the needs of existing and future users. The specific property also forms part of Council's core land network for community facilities, under which, preparatory land works for eligible uses may be funded through Council's financial reserves.

Potential financial support for preparatory land works will be assessed and presented to Council at the completion of the detailed design of the precinct, inclusive of the RSPCA Wildlife Hospital and Centre of Excellence.

Risk Management

There are no risks to Council associated with the commitment of capital funds towards the development of the Redlands Coast Eco Precinct. These costs are borne out of necessity to provide essential infrastructure for the full functionality of the precinct, and enhance the health, safety and wellbeing of the community.

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Safety and accessibility issues need to be addressed with recognition of ageing open space recreational assets on the site. The business-as-usual option also poses a reputational risk for the Council, given the strategic interests and resources that others have or are investing in the precinct's development. Accordingly, a business-as-usual option is not recommended.

Financial

As the instigating proponent of the Wildlife Hospital and Centre of Excellence, RSPCA Queensland is responsible for the investment fundraising, full construction costs and delivery of this facility. RSPCA Queensland will also assume ongoing administration and ownership on completion of the facility.

Subject to Council's endorsement, a capital allocation of \$6.3M will be necessary to deliver the supporting infrastructure, ensuring that the Redland Coast Eco Precinct is safe, functional, and responsive to public use demands. These are conceptual costs derived through a recent bill of quantities on the specific deliverables of the project. This cost may be subject to change at the completion of detailed design i.e. comprehensive, precise specifications and plans.

The recommended timing of this capital allocation supports the delivery of infrastructure in parallel with the delivery of the RSPCA Wildlife Hospital and Centre of Excellence.

- New precinct connections (\$4.4M)
 - Car parks, walkways, road connections, drainage on the balance of the undeveloped Land.
- Outdoor space renewal (\$1.9M)
 - Playground renewal, safety and accessibility improvements, landscaping.
- Detailed design is anticipated to be initiated and completed in (current) FY2024/2025.

Any capital allocation endorsement will be subject to a Budget/Budget Review Process.

People

The formal development and execution of a lease agreement, the establishment of a use area and formal reporting on the project will be managed by Council's Strategic Property Unit.

The Environment and Education Unit will undertake ongoing liaison with RSPCA Queensland in association with operational synergies and potential partnerships in education programming, managing volunteer networks, habitat protection and shared research.

Environmental

There are no adverse environmental impacts associated with commitment of capital funds towards project.

There are numerous positive environmental impacts associated with the development of the Redlands Coast Eco Precinct and enabling the RSPCA Queensland Wildlife Hospital and Centre of Excellence.

- Enabling an environmentally conscious non-profit organisation to respond to incoming wildlife patients with the highest standard of treatment, resources and rehabilitation facilities, in a location conducive to rapid transport.

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- Advancing research capabilities, and training for specialist veterinary teams to respond to growing needs, and the creation of new educational partnerships and opportunities for local and international networks for collective impact.
- RSPCA Queensland provides a comprehensive, open-source knowledge base of animal welfare science, advice, and information.

Through local research partnerships, these resources may assist in informing Council's approach to environmental health policies, and an array of evidence-based information for pet owners.

There are no *Environment Protection and Biodiversity Conservation Act 1999* risks associated with the project.

Social

The Wildlife Hospital and Centre of Excellence will provide immersive education for members of the public, and more broadly, supports an ecotourism destination that will provide important opportunities to build community awareness, engagement and advocacy for native wildlife.

The renewal of the open space playground, and new precinct connections will enhance the health, safety and wellbeing of the community through the delivery of inclusive and responsive embellishments focused on preserving and improving our naturally wonderful lifestyle.

Collectively, the Redlands Coast Eco Precinct will offer an immersive accessible, and vibrant destination where people of all ages and backgrounds can connect with nature, and champion environmental stewardship.

Human Rights

This issue does not have any adverse impact on human rights, with consideration of s58 (5) of the *Human Rights Act 2019*.

Alignment with Council's Policy and Plans

By endorsing the recommended commitment of capital funds towards the development of the Redlands Coast Eco Precinct, Council will be fulfilling 11 direct points of alignment to the Redland City Corporate Plan, *Our future Redlands - A Corporate Plan to 2026 and Beyond*. Notable points of alignment include:

- Strong Communities, Catalyst project 3 - Generate enhanced community outcomes through strategic alignment and transitioning of Council's property portfolio to embrace sustainable opportunities to deliver physical and natural assets that respond to current and future needs in regards to social, environmental and economic outcomes.
- Natural Environment, Objective 4.1 - Manage, maintain and enhance our natural assets and ecosystems, including wildlife protection, vegetation management, marine and waterway health and values.
- Natural Environment, Key initiative 11 - Work with the community to provide education opportunities to support, enhance and encourage environmental understanding and grow environmental connections.

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CONSULTATION

Consulted	Consultation Date	Comments/Actions
Councillor Workshop	1 August 2024	Councillors consulted.
Strategic Property Manager	August 2024	Confirmation of lease recommendations, and site management controls noting current site uses.
Service Manager Portfolio Management	August 2024	Approach to precinct planning and confirmation of allocation of capital funding.
Senior Solicitor Legal Services	June 2024	Confirmation of appropriate Local Government Regulation exemption to deal directly with RSPCA QLD for a lease, and application of Memorandum of Understanding.
Senior Adviser Open Space Strategy	May 2024	Approach to embellishment standards of playground renewal.
Chief Executive Officers: Redland City Council, RSPCA Queensland, Horizon Foundation	Various	Discussion of organisational synergies, prospective use interests, and operational opportunities.
RSPCA Strategic Project Coordinator	Various	Engagement on strategic project progression and information sharing.
Service Manager Environment and Education and Operations Manager IndigiScapes Centre	Various	Confirmation of interests and opportunities associated with prospective use and information sharing.
Service Manager Strategic Planning	Various	Town planning, zone considerations, confirmation of community use definitions.
Service Manager Media, Communications & Community Engagement	Various	Engagement on coordination of information sharing.
Project Delivery Group	Various	Scoping of concepts including budget estimates

OPTIONS

Option One

That Council resolves as follows:

1. To note the completion of preliminary technical assessments, cost evaluations and anticipated timing for the detailed design, and construction of the Redlands Coast Eco Precinct.
2. To note a nominal capital budget will be required towards the detailed design and construction of the Redlands Coast Eco Precinct, through Council's normal budget process over future financial years, to improve overall precinct connectivity and function.

Option Two

That Council resolves as follows:

1. To note the completion of preliminary technical assessments, cost evaluations and anticipated timing for the detailed design, and construction of the Redlands Coast Eco Precinct.
2. To seek more information in regard to the proposed capital funding request and the need for the project.

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OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2024/173

Moved by: Cr Rowanne McKenzie

Seconded by: Cr Wendy Boglary

That Council resolves as follows:

1. To note the completion of preliminary technical assessments, cost evaluations and anticipated timing for the detailed design, and construction of the Redlands Coast Eco Precinct.
2. To note a nominal capital budget will be required towards the detailed design and construction of the Redlands Coast Eco Precinct, through Council's normal budget process over future financial years, to improve overall precinct connectivity and function.

CARRIED 9/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Shane Rendalls, Julie Talty, Rowanne McKenzie, Tracey Huges, Jason Colley and Paul Bishop voted FOR the motion.

Crs Jos Mitchell and Lance Hewlett were absent from the meeting.

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Concept renders of the RSPCA Wildlife Hospital and Centre of Excellence. These renders focus on the south facing Main Hospital building and Discovery Centre.



Redlands Coast Eco Precinct

New precinct connections

Increased carparking, vegetation and landscaping will ensure that the precinct is an attractive destination and can support increased visitation and activity. New works will support improved pedestrian and vehicular transport connections, allowing visitors to easily navigate the site.

Wildlife Hospital and Centre of Excellence

A new purpose-built state-of-the-art facility will include both veterinary components and immersive educational facilities that are open to the community (*funded and managed by RSPCA Queensland*).

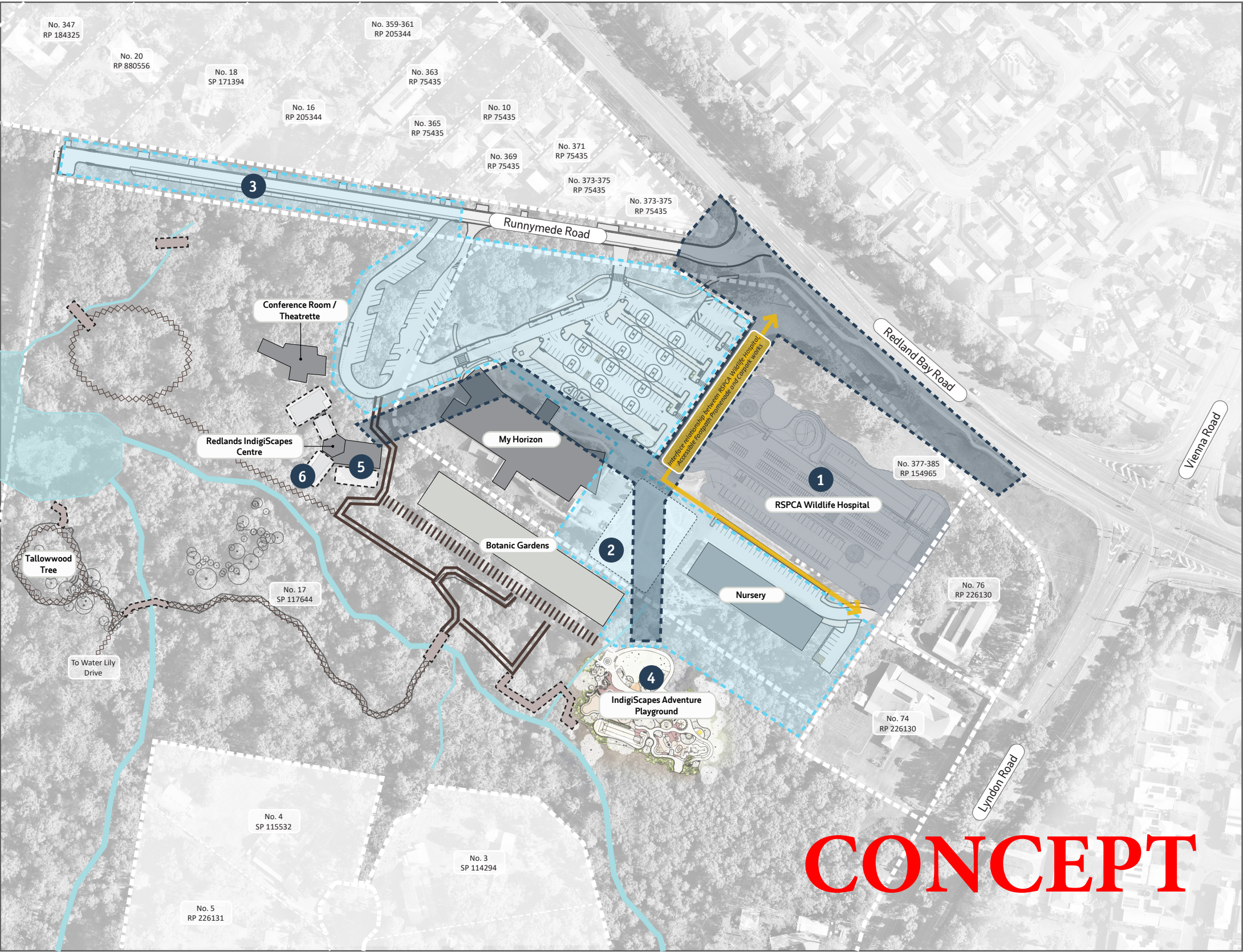
Outdoor space renewal

The renewal of the playground will create a diverse and contemporary experience, supporting events, community activities and increased usage as a result of modern and innovative designs with sensory-rich elements, and inclusive equipment.

14.5 hectares of serene natural bushland

The existing setting for the Redlands Coast Eco Precinct, already fully open and accessible to the community and visitors.





- 1

RSPCA Wildlife Hospital
- 2

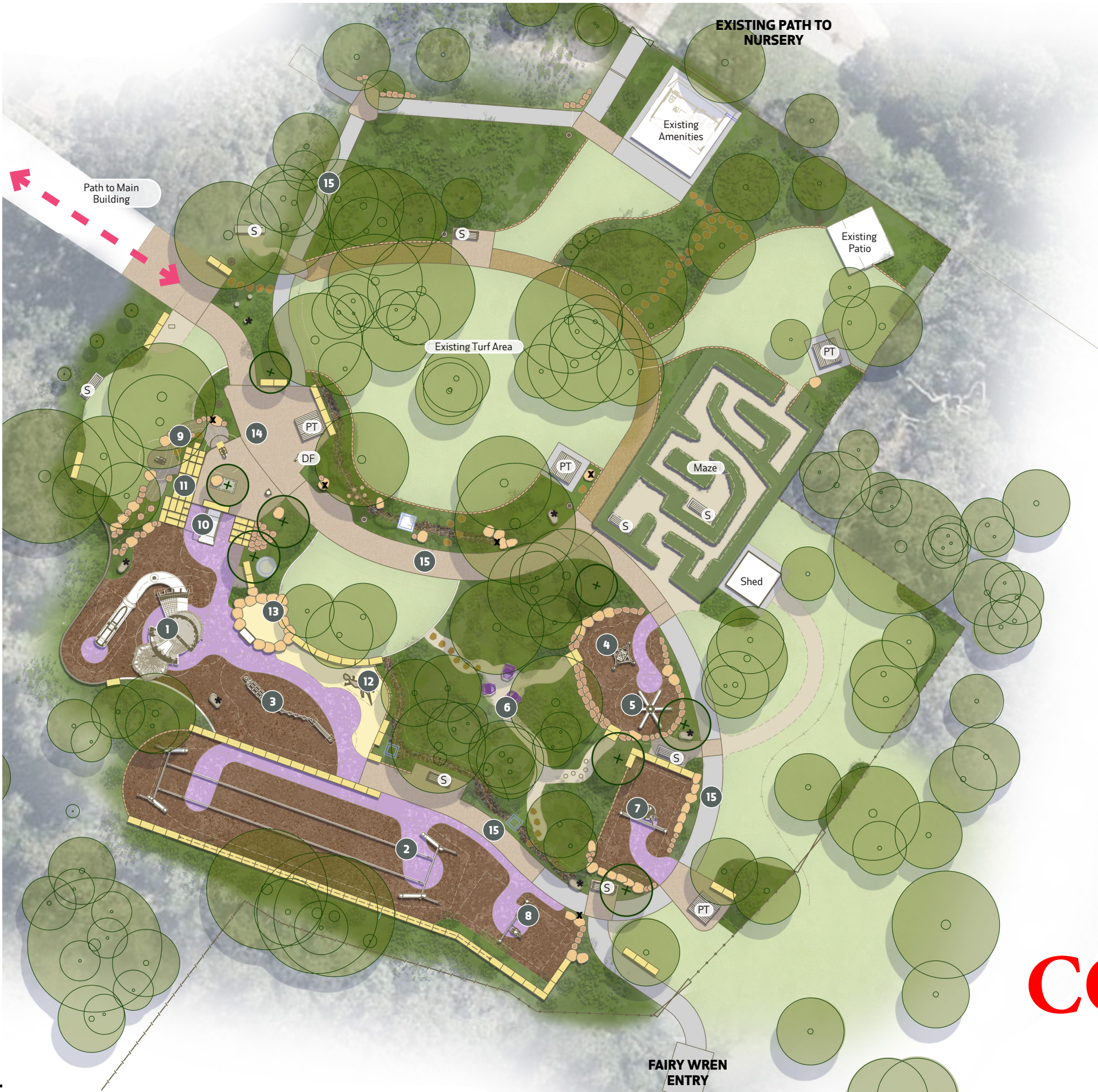
Bioretention Basin Expansion
- 3

Overflow Parking & Drainage
- 4

IndigiScapes Adventure Playground
(Council internal design)
- 5

IndigiScapes Cafe Refurbishment
(Council external design)
- 6

IndigiScapes Education Experience
(Council external design)
- Accessible Footpath Promenade
(Connecting Redlands IndigiScapes Centre, My Horizon, RSPCA Wildlife Hospital and IndigiScapes Adventure Playground)
- Carpark & Civil Infrastructure Upgrade



The IndigiScapes playground upgrade celebrates IndigiScapes' values, promotes environmental sustainability, respects the site's natural character, and provides an accessible, inclusive space for the community and visitors.

The reference of endemic flora and fauna is a significant theme throughout the design, including an entirely endemic plant palette, grown at the on site nursery.

KEY ELEMENTS

- 1

Custom Play Tower – Custom play tower designed to reference IndigiScape's significant Tallowood tree. This item will include a variety of play experiences featuring a tree top nest, climbing tower, slide, nature study areas, climbing nets and toddler cubby
- 2

Accessible Flying Fox
- 3

Adventure Climbing System
- 4

Accessible Hammock
- 5

TeePee
- 6

Leaf Cubby
- 7

Accessible Basket Swing
- 8

Double Swing
- 9

Water Play Area – With accessible hand pump
- 10

Concrete Embankment Slide
- 11

Rock Scramble
- 12

Blue Tongue Sculpture
- 13

Accessible Sandpit
- 14

Entry Plaza – Plaza with accessible picnic table, drinking fountain, water play, sculptures, tree planting and entry to slide and rock scramble area
- 15

Accessible Path – Connecting the amenities building, entry area and to accessible play items, with sandblasted footprints of native animals
- PT

Picnic Table
- S

Seat
- DF

Drinking Fountain
- *

Native animal Sculpture
- x

Carved Stone Boulders

CONCEPT

Indigiscapes playground uplift - Tallowood Tower (CONCEPT)



CONCEPT