

**Redland**  
CITY COUNCIL

# **AGENDA**

**CONFIDENTIAL**

## **SPECIAL MEETING**

**Wednesday, 29 July 2020**  
**commencing at 11 am**

The Council Chambers  
91 - 93 Bloomfield Street  
CLEVELAND QLD

Right to Information Release

**Order Of Business**

4 Confidential Items .....1  
4.1 Lease Update - Trustee Land Thornlands.....1

Right to Information Release

## 4 CONFIDENTIAL ITEMS

### 4.1 LEASE UPDATE - TRUSTEE LAND THORNLANDS

**Objective Reference:**

**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services

**Responsible Officer:** Donna Wilson, Acting Group Manager Environment & Regulation

**Report Author:** Kristen Banks, Executive Officer Community and Customer Services  
Rod Baxter, Strategic Property Manager

**Attachments:**

1. General Meeting Confidential Report 10 June 2020 Lease Trustee Land Thornlands [↓](#)
2. Operational Works approved plans [↓](#)
3. Risk register [↓](#)
4. Partnership overview [↓](#)

The Council is satisfied that, pursuant to Section 275(1) of the *Local Government Regulation 2012*, the information to be received, discussed or considered in relation to this agenda item is:

(e) *contracts proposed to be made by it.*

#### PURPOSE

To seek Council endorsement for execution of a lease for 'Redland City Council as Trustee' property located at 240 South Street, Thornlands, which is described as part of Lot 161/SP101318 (the land), with Helium Three Pty Ltd (the Applicant).

#### BACKGROUND

At its General Meeting on Wednesday 10 June 2020 Council received a confidential report pertaining to a lease opportunity at the land (see Attachment 1).

Council resolved as follows:

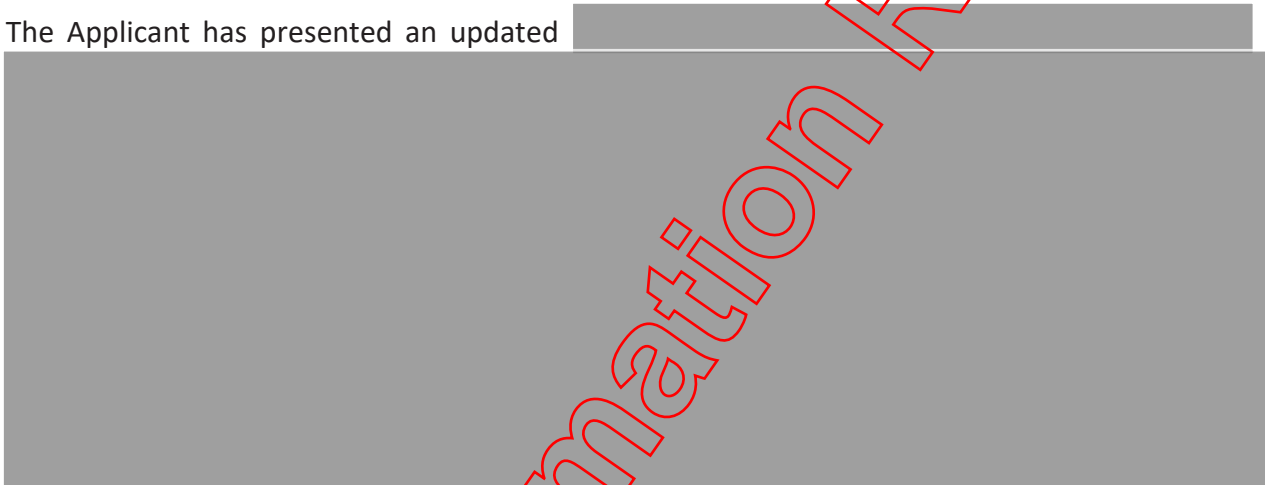
1. *To apply the exception to dispose of land or an interest in land, other than by tender or auction, under subparagraph 236(1)(c)(iii) of the Local Government Regulation 2012, for granting a lease for part of 240 South Street, Thornlands for the period [REDACTED]*
2. *To delegate the Chief Executive Officer under s.257(1)(b) of the Local Government Act 2009 to negotiate, make, vary and discharge the lease of the property at fair market value.*
3. *That this report and attachment remain confidential until the contract is awarded, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.*

The Applicant requests vacant possession of the land on the terms set out in the proposed agreement provided to Redland City Council.

Since the General Meeting, [REDACTED]

The Applicant has worked with officers to address any known concerns that have presented in relation to the land and the lease and lease special conditions, which are expanded upon in the Issues section. This includes:

- The Applicant has submitted – and had approved by Council – a properly made Operational Works Application (Attachment 2) which is conditioned to ensure the civil engineering and other site construction is managed appropriately, including fauna and flora management.
- The Applicant has submitted a staged Site Management Plan as part of special conditions of the lease to manage environmental and land considerations.
- The Applicant has appointed a qualified project manager to be singularly accountable for the site during project duration including for all site works.
- The Applicant will submit an event management plan that includes, but is not limited to, provision of an acoustic report and noise management plan for Council’s review.
- The Applicant has presented an updated [REDACTED]



The Applicant is requesting execution of the lease with urgency to commence site works this week.

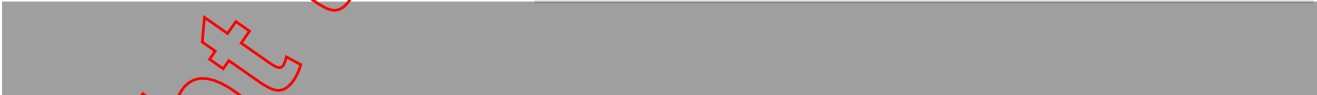
**ISSUES**

**Subject land**

The land is approximately 33,000 square metres (subject to survey) and adjoins the Redland City Animal Shelter to the east and JJ Richards premises (leased from Council) to the north east. The land is mostly cleared with some mature vegetation around the broader perimeter.

It is held in Trust by Council but owned by the State of Queensland through the Department of Natural Resources, Mines and Energy (DNRME).

The land is zoned Community Purposes [REDACTED]



Council’s standard lease terms include mandatory provisions required by DNRME as land owner and will apply except where necessary to give effect to the commercial arrangements set out in the Agreement

### Former site use

The land was formerly used for night soil and animal burial. This activity ceased in the late 1990s and the land is registered on the contaminated land register. RedWaste are responsible for managing the ongoing contamination monitoring. The Applicant will be responsible for ensuring regulatory and compliance plans to ensure safety of people and environment under this framework.

### Environmental and land assessments

To ensure all opportunities and constraints associated with the land are known, and to be aware of any information gaps, Council required the Applicant to undertake a land survey and geotechnical assessment of the land.

Both the Applicant and Council have undertaken significant investigations into the land and its former use and have confirmed the following:

1. The whole of the lot is listed on the State's Environmental Management Register (EMR) for petroleum product and oil storage; and
2. Former use of the site included land fill – night soil and animal burial.

While the first issue is reasonably managed, the second has caused a re-design of construction location for the set due to the required management of the contaminated soil below surface.

To manage the risks associated with both of the above issues, Council required completion of a site management plan that addresses all aspects of the contamination during construction through to lease finalisation. Works have been scheduled within two main stages.

Stage 1 works include main access road, preparation of staging area and car parking, together with initial excavation works. An environmental site management plan addressing the Stage 1 component has been reviewed to Council's satisfaction by officers from RedWaste, Health and Environment and through engagement of the [REDACTED] external engineering and environmental consultants.

Stage 2 of the plan is being reviewed by officers and will need to meet Council's satisfaction before those works commence.

The Applicant has appointed a qualified project manager from [REDACTED] to be singularly accountable for the site during project duration including for all site works.

The lease agreement also contains obligations on the Applicant to comply with existing Council environmental conditions (for example, acoustics, dust and odour) for the site, as well as the standard legislative and other regulatory environmental requirements.

### Planning assessment

The proposal, which included structures and incidental building works, has been reviewed by City Planning and Assessment and meets the definition of a temporary use under the *Planning Regulation 2017*.

Following site visits with the Applicant it was determined that an Operational Works (OPW) Application would need to be lodged for excavation and fill works. A properly made application was received on 1 July 2020.

The OPW Approval was issued by Council on 16 July 2020 and conditioned to ensure the civil engineering and other site construction is managed appropriately, including fauna and flora management.

### Fauna and flora management

As part of the OPW application a Fauna and Flora Management Plan was prepared on behalf of the Applicant by Natura Consulting to achieve best practice management and protection of native fauna and flora throughout the construction process.

Natura Consulting's Fauna and Flora Management Plan provides management strategies to mitigate impacts of development on local or regional fauna and flora populations. The anticipated Scope of Works included in the Plan are:

- Background assessment of appropriate legislation pertaining to fauna management including:
  - *Environmental Protection and Biodiversity Conservation Act 1999*
  - *Nature Conservation Act 1992*
  - Regional Ecosystem Mapping
  - Wildlife Online database
  - Matters of State Environmental Significance
  - Essential Habitat
  - Local Council planning scheme environmental significance overlays
- Field assessment including:
  - *identification of habitat values of the site including vegetation communities, roosting trees, hollow-bearing trees, significant food trees, ground habitat and waterways*
  - *targeted search for significant flora and fauna species that may occur in the region*
  - *incidental fauna observations for mammals, reptiles, birds and amphibians*
  - *assessment of potential impacts on fauna habitat.*

Natura Consulting's Fauna and Flora Management Plan meets the requirements of Council, including:

- addressing relevant legislative issues associated with fauna and flora management within the site
- descriptions and maps of the habitat value associated with the site
- identification of the potential for significant fauna to occur within the subject site
- listing impacts throughout the stages of development
- provision of management strategies to mitigate impacts on a local and regional scale.

According to Natura Consulting's Fauna and Flora Management Plan, 32 trees were surveyed within the project footprint and immediate surrounds that are more than 10cm diameter at breast height (DBH) as follows:

- Fifteen (15) trees are within the earthworks footprint and require removal. Of those, a total of six (6) trees contained important habitat features such as scats, scratches, hollows and showed signs of recent fauna activity in the form of trunk scratches.
- Six (6) trees border the works footprint and may be able to be retained under the supervision of a consulting arborist.

- Eleven (11) trees will be retained.

For clarity, Council's assessment of the six trees listed as "assess" in the OPW assessment report is that this is not realistic given the extent of adjoining cut and fill. Most often, this type of commentary indicates that trees will ultimately need to be removed.

The trees are assumed to be removed, but may be retained at the consulting arborist's discretion during the earthworks process if possible.

In Council's response to the Natura Consulting's Fauna and Flora Management Plan under the OPW, the following condition was included:

*"Provide an amended and labelled version of Natura Consulting Fauna and Flora Management Plan NCO20-0023 Version 3.0 "Figure 5 - Location of native trees in development footprint" that:*

- *Labels and numbers each individual native tree within the development footprint.*
- *Superimposes each tree location on a plan of the Environmental Significance overlay mapping.*
- *Identifies those trees for removal and those for retention, respectively.*
- *Includes as "Removal" those trees previously labelled as "Assess", that is, possibly retained subject to arborist assessment.*

*Note: Those trees considered possibly retained subject to arborist assessment are assumed to be removed, but may be retained at the arborist's discretion and if possible, during the earthworks process."*

The above-mentioned tree removal does not trigger an offset through the OPW (through the Environmental Significance Overlays). Of note, most of the trees to be removed are located outside of the overlay. The surrounding vegetation is identified as koala and glossy black-cockatoo habitat and within proximity to an established, core wildlife corridor.

The State mapping identifies core koala habitat along part of the boundary of the subject lot. However, the works associated with the OPW are located outside the mapped koala habitat.

#### Site access

It is proposed that [REDACTED] cross-referenced and included as an Appendix to the Agreement, to allow safe and controlled travel to and from the land.

#### Schedule overview

Once the Applicant takes possession of the land, it is anticipated that construction will take approximately [REDACTED] followed by production and technical bump in for a period approximately [REDACTED] then a filming (shoot) period of approximately [REDACTED]

Of note, the production and technical bump in and shoot period may be affected by COVID-19 restrictions and the production are monitoring – and would comply – with those restrictions. This includes the Australian Screen Production Industry COVID-Safe Guidelines and preparation of a COVID-Safe risk mitigation plan, referred to a COVID Safe Plan in Queensland that must adhere to Queensland Chief Health Public Officer directions, and any requirements of Council.



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**STRATEGIC IMPLICATIONS**

**Legislative Requirements**

The *Local Government Regulation 2012* (LGR 2012) describes land as a “Valuable Non-Current Asset” and prescribes a number of options available to enter into a contract to dispose of the land including granting of a lease. Sale by tender or auction is the prescribed method of disposing of land, however the LGR 2012 provides for exceptions to this rule in certain circumstances.

In particular, reference is made to sub paragraph 236(1)(c)(iv) of the LGR 2012 which states an exception can apply if:

The land is disposed of to a person who owns adjoining land if—

- a) The land is not suitable to be offered for disposal by tender or auction for a particular reason, including, for example, the size of the land or the existence of particular infrastructure on the land.
- b) There is not another person who owns other adjoining land who wishes to acquire the land.
- c) It is in the public interest to dispose of the land without a tender or auction.
- d) The disposal is otherwise in accordance with sound contracting principles.



The Applicant must at its own expense comply with and observe any law or requirement concerning the use or occupation of the premises, and meet all local government requirements including development applications if necessary.

**Risk Management**

As outlined under the Issues section, risks pertaining to contamination and construction have been addressed through the OPW, Site Management Plan process and the Applicant appointing a qualified project manager to be singularly accountable for the site during project duration including for all site works.



The Applicant is developing an event management plan, including a noise management plan, for Council’s consideration. Stakeholder communication, in consultation with Council, is a special condition of the lease.

Benefits and opportunities for the Redlands Coast community and economy, outlined under Social Implications, are at risk of not being realised if the lease is not executed. The Applicant would then need to source an alternate location outside of the city.

A risk also exists to Council’s reputation as being a film-friendly city if the project is not supported.

A risk register summarising known risks and existing treatments is at Attachment 3.

A communication plan will be developed in consultation with Council’s Communication, Engagement and Tourism Group that captures and addresses all identified and potential risks as well as the significant benefits that this opportunity offers to Redlands Coast.

**Financial**



**People**

The Agreement will be managed by the Environment and Regulation Group and the film liaison role for the city is undertaken by the Executive Officer – Community and Customer Services.

**Environmental**



Fifteen (15) trees are within the earthworks footprint and require removal. Of those, a total of six (6) trees contain important habitat features such as scats, scratches, hollows and showed signs of recent fauna activity in the form of trunk scratches.

A further six (6) trees that are currently listed as “assess” in the Fauna and Flora Management Plan under the OPW are assumed to be removed, but may be retained at the consulting arborist’s discretion during the earthworks process if possible.

Council can opt for compensation as landowner against the loss of vegetation including up to five-year tree management by the Applicant. This has been replaced by a financial compensation amount of \$40,000 to allow Council to manage this process.

Identified environmental implications will be addressed through implementation of the OPW and Site Management Plan.

**Social**

**Screen Queensland Film-Friendly Pathways Program**

Redland City Council is part of Screen Queensland’s Film-Friendly Pathways Program, with the introduction to the Applicant to Council originally made by Screen Queensland in September 2019.

**Emerging growth sector**

Redland City has experienced local growth for the film (Motion Picture and Sound Recording) industry sector over the past several years.

Noteworthy productions that have filmed on location on Redlands Coast include *Great White*, *Monster Problems*, *Tidelands*, *Reef Break*, *Aquaman*, *Harrow* (Seasons 1 and 2), *Safe Harbour*, *Hoges*, *Pirates of the Caribbean: Dead Men Tell No Tales*, *Unbroken* and *The Chronicles of Narnia: Voyage of the Dawn Treader*.



**Economic recovery – COVID-19**

The unique opportunity presented by the Applicant for the *Holey Moley* television series to be located and filmed in Thornlands

will afford significant social and economic benefits for Council and Redlands Coast, including businesses and the community.



**Economic impact**



- [Redacted]
- [Redacted]
- [Redacted]

2. Operational phase

The operational phase consists of production bump in [Redacted] and filming [Redacted]

Production bump in

- [Redacted]
- [Redacted]
- [Redacted]

Filming

- [Redacted]
- [Redacted]
- [Redacted]

**Overnight spend**

[Redacted]

**Event impact summary**

There will be a total of 2000 audience members per series (based on 100 audience members per session, with two sessions each night for 10 nights).

The event will be free and will be marketing to South East Queensland, and specifically to the Redlands Coast community. [Redacted]

[Redacted]

### **Other social impacts**

The Applicant will offer day time set tours for local students including meeting members of production and editorial team, and behind-the-scene tours during recording sessions in the evening.

The Applicant also welcomes suggestions of other ideas from Council to benefit the local community.

### **Branding agreement**

- Eureka Productions and Redland City Council will prepare and/or provide input for a joint media release to announce the location of the series. The media release will be subject to the prior approval of the Seven Network and released on a date as designated by the Seven Network in their sole discretion.
- Provision of time lapse footage during the series' set construction for non-exclusive use on communication platforms.
- Up to 10 ten (10) high quality still set images and two (2) minutes of footage will be provided to Redland City Council for non-exclusive use on communication platforms.
- Council's assistance for the series is to be acknowledged in the end credits of each episode of the series with text and a logo placement. The first series is 13 X 90-minute episodes.
- Redlands Coast branding may be placed on perimeter fencing of the production site.

- Council can provide visitor welcome packs to Eureka Productions that are to be placed in guest accommodation for all show contestants and hosts.

### Human Rights

There are no known human rights implications associated with this report.

### Alignment with Council's Policy and Plans

The Agreement strongly supports Council's:

- *Corporate Plan 2018-2023 outcomes:*
  - *6. Supportive and Vibrant Economy*
    - 6.1 Council supports infrastructure that encourages business and tourism growth.
    - 6.2 Redland City delivers events, activities and performances that bring economic and social benefits to the community.
    - 6.4 Council receives a return on the community's investment in land to enhance economic and community outcomes
  - *7. Strong and Connected Communities*
    - 7.1 Festivals, events and activities bring together and support greater connectivity between cross-sections of the community.
- *Redland City Economic Development Framework 2014-2041* by diversifying the local economy in Services, Tourism, and Education and Training industry sectors and will deliver local employment as well as education and training opportunities.
- *Redland City Tourism Strategy and Action Plan 2015-2020* through increasing visitation, opportunities for destination marketing and commitment to being a film-friendly location.
- *Redland City Events Strategy and Action Plan 2017-2022* through event attraction, creation and participation for live audiences.

## CONSULTATION

Consulted	Consultation Date	Comments/Actions
Environment and Regulation Group <ul style="list-style-type: none"> <li>Group Manager</li> <li>Senior Property Officer</li> <li>Service Manager – Compliance Services</li> <li>Service Manager – Environment and Health</li> <li>Service Manager – Environment and Education</li> </ul>	June 2020 – July 2020	Investigate and action opportunity for the land to be leased including environmental management considerations.
City Planning and Assessment Group <ul style="list-style-type: none"> <li>Group Manager</li> <li>Service Manager – Engineering and Environmental Assessment</li> <li>Team Leader – Engineering Assessment</li> <li>Assessment Engineer</li> </ul>	June 2020 – July 2020	Reviewed proposed use of the land and OPW.
Acting Service Manager – Construction Projects, Project Delivery Group	June 2020 – July 2020	Return of site considerations.
Principal Waste Planner – City Infrastructure and Operations	June 2020 – July 2020	Environmental management consultation.
[REDACTED]	June 2020 – July 2020	Environmental management consultation.
Service Manager – Risk and Liability Services	June 2020 – July 2020	Review of risk management and advice.
Service Manager – Legal Services	June 2020 – July 2020	Reviewed proposed use of the land and agreements.
[REDACTED]	June 2020 – July 2020	Lease development.
Indigenous Partnerships and Programs Coordinator	July 2020	Site visit.
Group Manager – Communication, Engagement and Tourism	July 2020	Review of branding agreement.
Senior Adviser – Strategic Economic Development, Community and Economic Development	July 2020	Economic benefit modelling.
Councillor briefing	21 July 2020	[REDACTED] update.

## OPTIONS

## Option One

That Council resolves as follows:

- To endorse execution of the lease for part of 240 South Street, Thornlands for the period commencing 29 July 2020 for [REDACTED]
- To delegate the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to negotiate, make, vary and discharge the lease of the property at fair market value.
- To note that a communication plan will be developed.
- That this report and attachments remain confidential until the contract is awarded, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

**Option Two**

That Council resolves as follows:

1. To not endorse execution of the lease for part of 240 South Street, Thornlands for the period commencing 29 July 2020 fo [REDACTED]
2. To note that a communication plan will be developed.
3. That this report and attachments remain confidential until the contract is awarded, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. To endorse execution of the lease for part of 240 South Street, Thornlands for the period commencing 29 July 2020 [REDACTED]
2. To delegate the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to negotiate, make, vary and discharge the lease of the property at fair market value.
3. To note that a communication plan will be developed.
4. That this report and attachments remain confidential until the contract is awarded, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.





**19.3 LEASE - TRUSTEE LAND THORNLANDS**

**Objective Reference:**

**Authorising Officer:** David Jeanes, Acting General Manager Community & Customer Services

**Responsible Officer:** Graham Simpson, Group Manager Environment & Regulation

**Report Author:** Kristen Banks, Executive Officer Community and Customer Services

- Attachments:**
1. The Land 
  2. Potential Site Overlay 

The Council is satisfied that, pursuant to Section 275(1) of the *Local Government Regulation 2012*, the information to be received, discussed or considered in relation to this agenda item is:

- (e) contracts proposed to be made by it.

**PURPOSE**

To enter into a lease for ‘Redland City Council as Trustee’ property located at 240 South Street, Thornlands, which is described as part of Lot 161/SP101318 (the land), with Eureka Productions Pty Ltd (the Applicant).

**BACKGROUND**


Redland City Council is part of Screen Queensland’s Film Friendly Pathways Program.

In late September 2019 Screen Queensland contacted Redland City Council regarding an inquiry from a production company looking for a vacant block to potentially be leased for a television program.

Council officers identified that the land (refer to Attachment 1) could potentially be a viable option for the television program and a lease. Following a successful site visit to the land with a Screen Queensland representative on 3 October 2019, an introduction was then made directly between Council and Eureka Productions on 21 October 2019.

Ongoing discussions with Eureka Productions have since progressed to formal lease negotiations in April 2020.

**General overview of use for the land**

Seven Network Australia has commissioned the Applicant to produce *Holey Moley* for the Australian and .

*Holey Moley* is an Australian reality game show based on the international *Holey Moley* format (the United States of America version premiered on ABC on 20 June 2019 with solid ratings and the second season premiered on 21 May 2020).

Each season of the series features 96 contestants competing against each other on the world’s largest super-sized miniature golf obstacle course to ultimately win \$100,000.

The Applicant is proposing to build and operate the *Holey Moley* HUB (the HUB) on the land (refer to Attachment 2).



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The Applicant requests vacant possession of the land on the terms set out in the proposal Agreement provided to Redland City Council.



## ISSUES

### Subject land

The land is approximately 33,000 square metres (subject to survey) and adjoins the Redland Animal Shelter to the east and JJ Richards premises to the north east. The land is mostly cleared with some mature vegetation around the broader perimeter (and outside of the proposed footprint for the Hub).

It is held in Trust by Council but owned by the State of Queensland through the Department of Natural Resources, Mines and Energy (DNRME).

The land is zoned Community Purposes and approval has been sought from DNRME for Council to enter into a commercial lease with the Applicant.

Council's standard lease terms include mandatory provisions required by DNRME as land owner and will apply except where necessary to give effect to the commercial arrangements set out in the Agreement.

### Former site use

The land was formerly used for night soil and animal burial. This activity ceased in the late 1990s and the land is registered on the contaminated land register. RedWaste are responsible for managing the ongoing contamination monitoring. The Applicant will be responsible for ensuring regulatory and compliance plans to ensure safety of people and environment under this framework.

### Environmental and land assessments

To ensure all opportunities and constraints associated with the land are known, and to be aware of any information gaps, Council required the production to undertake a land survey and geotechnical assessment of the land.

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The lease agreement also contains obligations on the Applicant to comply with existing Council environmental conditions for the site, as well as the standard legislative and other regulatory environmental requirements.

#### Planning assessment

The proposed set (HUB), which included structures and incidental building works, has been reviewed by City Planning and Assessment and meets the definition of a temporary use under the *Planning Regulation 2017*.

#### Site access

It is proposed that a licence agreement be executed for lot 267A (refer to Attachment 1), cross-referenced and included as an Appendix to the Agreement, to allow safe and controlled travel to and from the land.

#### Schedule overview

Once the Applicant takes possession of the land, it is anticipated that set build would take approximately [REDACTED] followed by production and technical bump in for a period approximately [REDACTED] then a filming (shoot) period of approximately [REDACTED]

Of note, the production and technical bump in and shoot period may be affected by COVID-19 restrictions and the production are monitoring – and would comply with those restrictions.

#### Lease term

In principal agreement has been reached between Council and the Applicant that a lease should be executed in accordance with the terms of the Agreement.

#### Strategic Implications

#### Legislative Requirements

The *Local Government Regulation 2012* (LGR 2012) describes land as a “Valuable Non-Current Asset” and prescribes a number of options available to enter into a contract to dispose of the land including granting of a lease. Sale by tender or auction is the prescribed method of disposing of land, however the LGR 2012 provides for exceptions to this rule in certain circumstances.

In particular, reference is made to sub paragraph 236(1)(c)(iv) of the *LGR 2012* which states an exception can apply if:-

The land is disposed of to a person who owns adjoining land if—

- a) The land is not suitable to be offered for disposal by tender or auction for a particular reason, including, for example, the size of the land or the existence of particular infrastructure on the land.
- b) There is not another person who owns other adjoining land who wishes to acquire the land.
- c) It is in the public interest to dispose of the land without a tender or auction.

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d) The disposal is otherwise in accordance with sound contracting principles.



**Risk Management**

No risks have been identified.



**Financial**

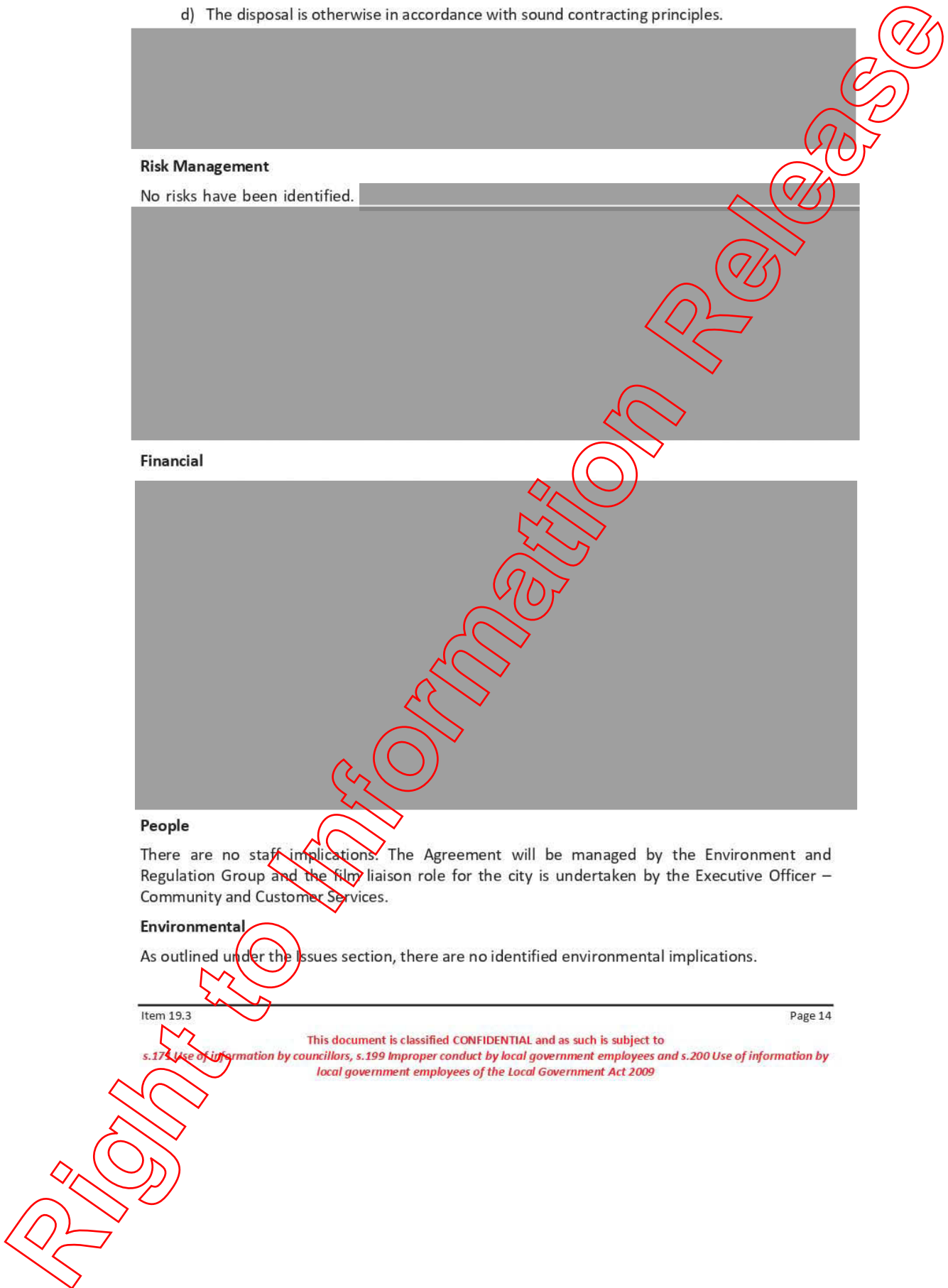


**People**

There are no staff implications. The Agreement will be managed by the Environment and Regulation Group and the film liaison role for the city is undertaken by the Executive Officer – Community and Customer Services.

**Environmental**

As outlined under the Issues section, there are no identified environmental implications.



**Social**

As outlined under the Background section, the Agreement will afford significant social and economic benefits for Council and Redlands Coast.

**Human Rights**

There are no known human rights implications associated with this report.

**Alignment with Council's Policy and Plans**

The Agreement supports Council's *Redland City Economic Development Framework 2014-2041* by diversifying the local economy in Services, Tourism, and Education and Training industry sectors and will deliver local employment opportunities.

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Screen Queensland	September 2019 – December 2020	Inquiry about potential for land to be leased within Redland City to a production company.
Environment and Regulation Group <ul style="list-style-type: none"> <li>• Group Manager</li> <li>• Strategic Property Manager</li> <li>• Senior Property Officer</li> <li>• Service Manager – Compliance Services</li> </ul>	September 2019 – May 2020	Investigate and action opportunity for the land to be leased.
Group Manager – City Planning and Assessment	October 2019 – May 2020	Reviewed proposed use of the land.
Service Manager – Legal Services	December 2019 – May 2020	Reviewed proposed use of the land and agreements.
Department of Natural Resources, Mines and Energy	December 2019 – June 2020	Reviewed and provided in-principle approval for use of the land.
Service Manager – RedWaste	20 May 2020	Briefed on proposed use of the land and site access and to request notification (as lease managers) to JJ Richards
Executive Leadership Team	25 May 2020	Reviewed proposed use of the land. ELT supports opportunity.

**OPTIONS**

**Option One**

That Council resolves as follows:

1. To apply the exception to dispose of land or an interest in land, other than by tender or auction, under subparagraph 236(1)(c)(iii) of the *Local Government Regulation 2012*, for granting a lease for part of 240 South Street, Thornlands for the period [REDACTED]
2. To delegate the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to negotiate, make, vary and discharge the lease of the property at fair market value.
3. That this report and attachment remain confidential until the contract is awarded, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

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**Option Two**

That Council resolves as follows:

1. Not to agree to grant a lease.
2. That this report and attachment remain confidential until the contract is awarded, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. To apply the exception to dispose of land or an interest in land, other than by tender or auction, under subparagraph 236(1)(c)(iii) of the *Local Government Reauration 2012*. for granting a lease for part of 240 South Street, Thornlands for the [REDACTED]
2. To delegate the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to negotiate, make, vary and discharge the lease of the property at fair market value.
3. That this report and attachment remain confidential until the contract is awarded, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

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Item 19.3- Attachment 1

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Item 19.3- Attachment 2

This document is classified CONFIDENTIAL and as such is subject to s.171 Use of information by councillors, s.199 Improper conduct by local government employees and s.200 Use of information by local government employees of the Local Government Act 2009



# HOLEY MOLEY PROJECT

## 240 SOUTH STREET, THORNLANDS

LOT 161 SP101318

**DRAWING INDEX**

DRG No.	DRAWING TITLE
CW19169-G01	COVER SHEET
CW19169-G02	SITE LAYOUT PLAN
CW19169-E01	EROSION AND SEDIMENT CONTROL PLAN
CW19169-E02	EROSION AND SEDIMENT CONTROL DETAILS AND NOTES - SHEET 1 OF 2
CW19169-E03	EROSION AND SEDIMENT CONTROL DETAILS AND NOTES - SHEET 2 OF 2
CW19169-EW01	EARTHWORKS PLAN - SHEET 1 OF 2
CW19169-EW02	EARTHWORKS PLAN - SHEET 2 OF 2
CW19169-EW04	EARTHWORKS SECTIONS
CW19169-R01	ACCESS WAY PLAN



LOCALITY PLAN  
SCALE 1:10,000

DO NOT SCALE. CHECK ALL DIMENSIONS ON SITE. ORIGINAL DRAWING SIZE - A1

ISSUE	AMENDMENT	DATE
A	PRELIMINARY ISSUE	26.04.20
B	ISSUE FOR APPROVAL	01.07.20

ASSOCIATED CONSULTANT

PROJECT  
240 SOUTH STREET  
THORNLANDS

CLIENT  
HELIUM THREE PTY LTD

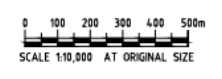
TITLE  
COVER SHEET

**REDLAND CITY COUNCIL**  
Operational Works Approval

16/07/2020

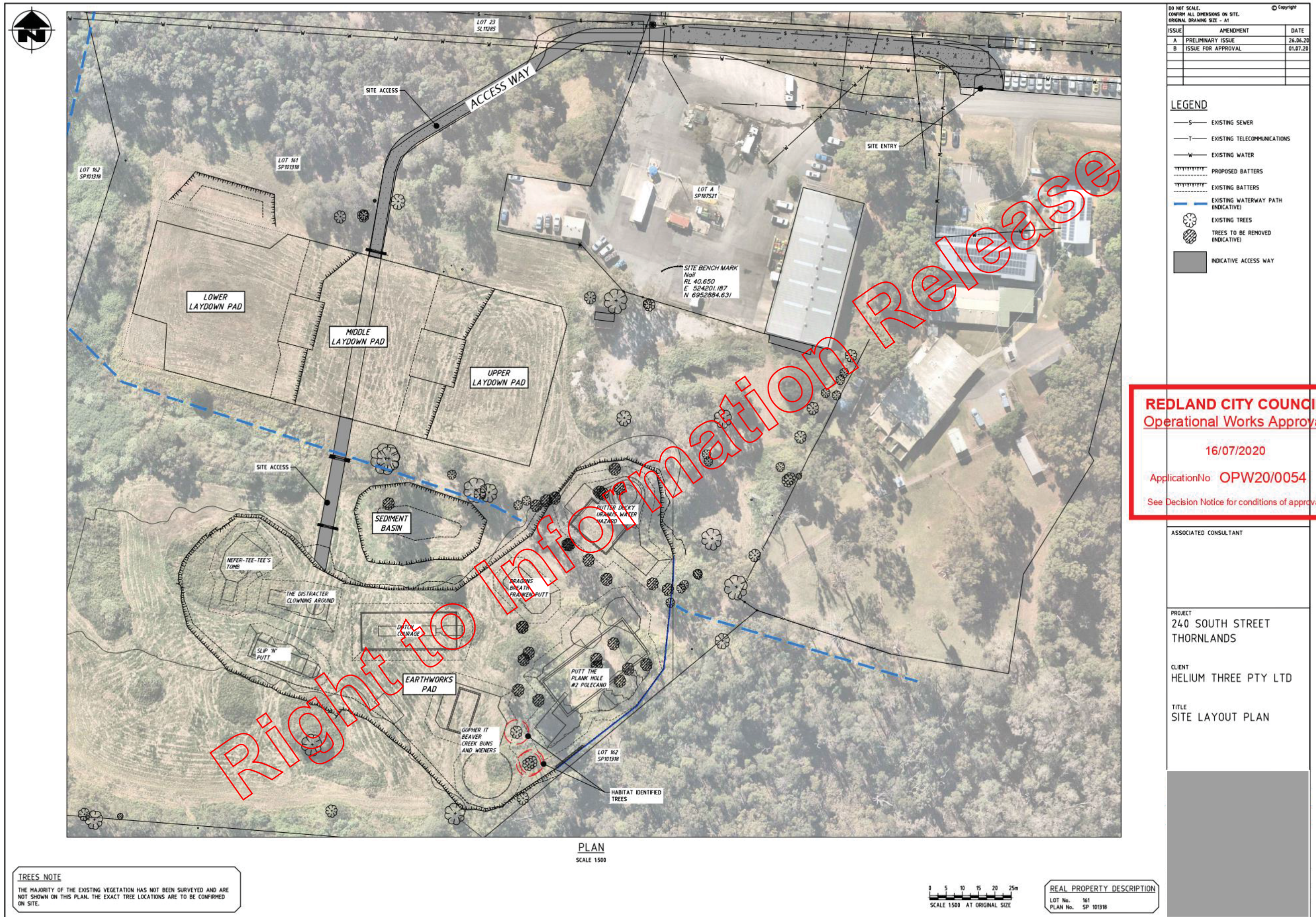
ApplicationNo OPW20/0054

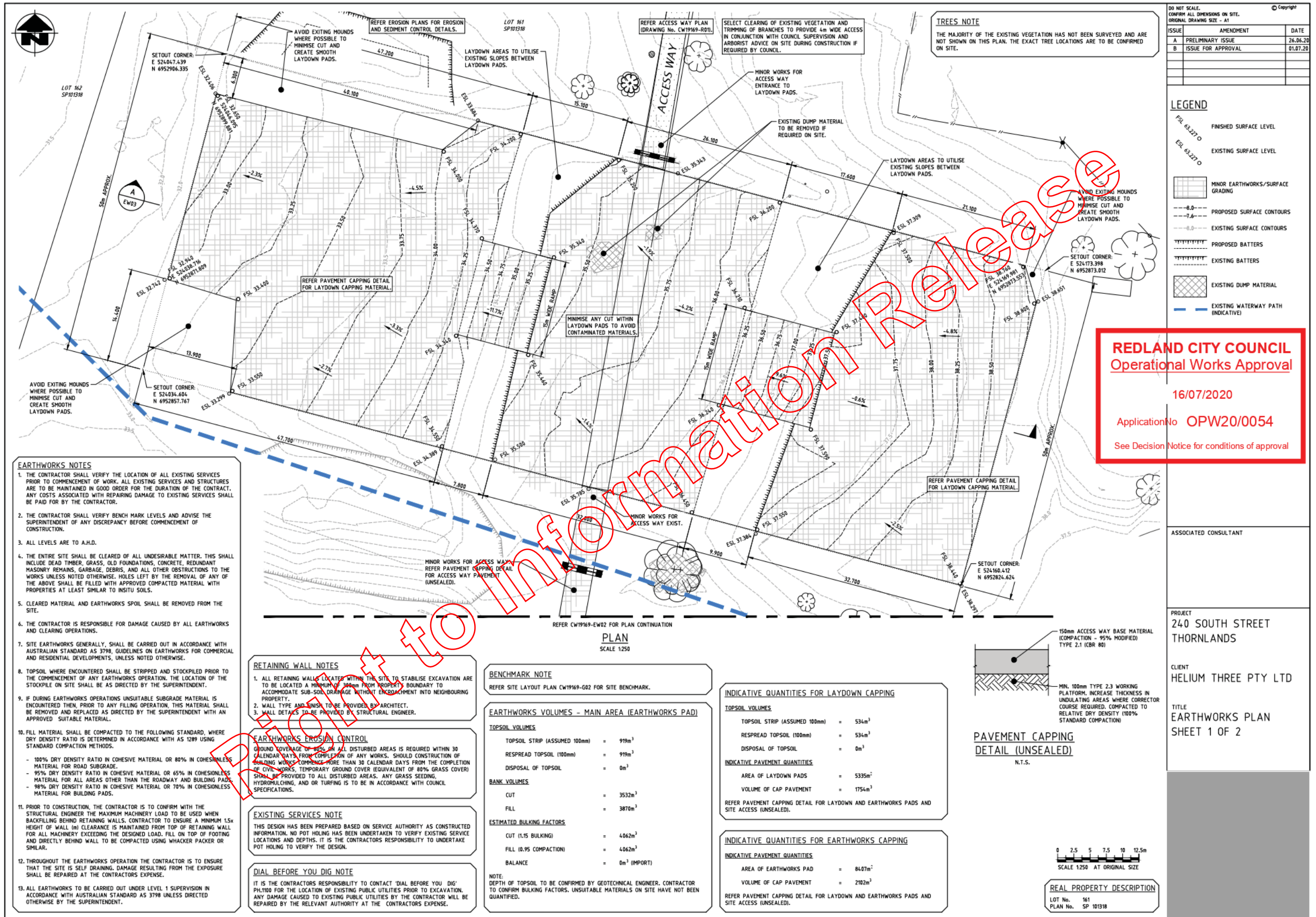
See Decision Notice for conditions of approval



REAL PROPERTY DESCRIPTION  
LOT No. 161  
PLAN No. SP 101318

Right to Information Release





DO NOT SCALE. CONFORM ALL DIMENSIONS ON SITE. ORIGINAL DRAWING SIZE - A1

ISSUE	AMENDMENT	DATE
A	PRELIMINARY ISSUE	26.04.20
B	ISSUE FOR APPROVAL	01.07.20

**LEGEND**

- PSL 43.270 O FINISHED SURFACE LEVEL
- ESL 43.270 O EXISTING SURFACE LEVEL
- MINOR EARTHWORKS/SURFACE GRADING
- 8.5 PROPOSED SURFACE CONTOURS
- 7.4 EXISTING SURFACE CONTOURS
- PROPOSED BATTERS
- EXISTING BATTERS
- EXISTING DUMP MATERIAL
- EXISTING WATERWAY PATH (INDICATIVE)

**REDLAND CITY COUNCIL**  
**Operational Works Approval**

16/07/2020

Application No **OPW20/0054**

See Decision Notice for conditions of approval

- EARTHWORKS NOTES**
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING SERVICES AND STRUCTURES ARE TO BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE CONTRACT. ANY COSTS ASSOCIATED WITH REPAIRING DAMAGE TO EXISTING SERVICES SHALL BE PAID FOR BY THE CONTRACTOR.
  - THE CONTRACTOR SHALL VERIFY BENCH MARK LEVELS AND ADVISE THE SUPERINTENDENT OF ANY DISCREPANCY BEFORE COMMENCEMENT OF CONSTRUCTION.
  - ALL LEVELS ARE TO A.M.D.
  - THE ENTIRE SITE SHALL BE CLEARED OF ALL UNDESIRABLE MATTER. THIS SHALL INCLUDE DEAD TIMBER, GRASS, OLD FOUNDATIONS, CONCRETE, REDUNDANT MASONRY REMAINS, GARBAGE, DEBRIS, AND ALL OTHER OBSTRUCTIONS TO THE WORKS UNLESS NOTED OTHERWISE. HOLES LEFT BY THE REMOVAL OF ANY OF THE ABOVE SHALL BE FILLED WITH APPROVED COMPACTED MATERIAL WITH PROPERTIES AT LEAST SIMILAR TO IN SITU SOILS.
  - CLEARED MATERIAL AND EARTHWORKS SPOIL SHALL BE REMOVED FROM THE SITE.
  - THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED BY ALL EARTHWORKS AND CLEARING OPERATIONS.
  - SITE EARTHWORKS GENERALLY SHALL BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 3798, GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS, UNLESS NOTED OTHERWISE.
  - TOPSOIL WHERE ENCOUNTERED SHALL BE STRIPPED AND STOCKPILED PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS OPERATION. THE LOCATION OF THE STOCKPILE ON SITE SHALL BE AS DIRECTED BY THE SUPERINTENDENT.
  - IF DURING EARTHWORKS OPERATIONS UNSUITABLE SUBGRADE MATERIAL IS ENCOUNTERED THEN, PRIOR TO ANY FILLING OPERATION, THIS MATERIAL SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SUPERINTENDENT WITH AN APPROVED SUITABLE MATERIAL.
  - FILL MATERIAL SHALL BE COMPACTED TO THE FOLLOWING STANDARD, WHERE DRY DENSITY RATIO IS DETERMINED IN ACCORDANCE WITH AS 1289 USING STANDARD COMPACTION METHODS.
    - 100% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 80% IN COHESIONLESS MATERIAL FOR ROAD SUBGRADE.
    - 95% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 65% IN COHESIONLESS MATERIAL FOR ALL AREAS OTHER THAN THE ROADWAY AND BUILDING PADS.
    - 98% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 70% IN COHESIONLESS MATERIAL FOR BUILDING PADS.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO CONFIRM WITH THE STRUCTURAL ENGINEER THE MAXIMUM MACHINERY LOAD TO BE USED WHEN BACKFILLING BEHIND RETAINING WALLS. CONTRACTOR TO ENSURE A MINIMUM 1.5x HEIGHT OF WALL (m) CLEARANCE IS MAINTAINED FROM TOP OF RETAINING WALL FOR ALL MACHINERY EXCEEDING THE DESIGNED LOAD. FILL ON TOP OF FOOTING AND DIRECTLY BEHIND WALL TO BE COMPACTED USING WHACKER PACKER OR SIMILAR.
  - THROUGHOUT THE EARTHWORKS OPERATION THE CONTRACTOR IS TO ENSURE THAT THE SITE IS SELF DRAINING. DAMAGE RESULTING FROM THE EXPOSURE SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
  - ALL EARTHWORKS TO BE CARRIED OUT UNDER LEVEL 1 SUPERVISION IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 3798 UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT.

- RETAINING WALL NOTES**
- ALL RETAINING WALLS LOCATED WITHIN THE SITE TO STABILISE EXCAVATION ARE TO BE LOCATED A MINIMUM OF 300mm FROM PROPERTY BOUNDARY TO ACCOMMODATE SUB-SOIL DRAINAGE WITHOUT ENCROACHMENT INTO NEIGHBOURING PROPERTY.
  - WALL TYPE AND FINISH TO BE PROVIDED BY ARCHITECT.
  - WALL DETAILS TO BE PROVIDED BY STRUCTURAL ENGINEER.
- EARTHWORKS EROSION CONTROL**
- GROUND COVERAGE OF 80% ON ALL DISTURBED AREAS IS REQUIRED WITHIN 30 CALENDAR DAYS FROM COMPLETION OF ANY WORKS. SHOULD CONSTRUCTION OF BUILDING WORKS COMMENCE MORE THAN 30 CALENDAR DAYS FROM THE COMPLETION OF CIVIL WORKS, TEMPORARY GROUND COVER (EQUIVALENT OF 80% GRASS COVER) SHALL BE PROVIDED TO ALL DISTURBED AREAS. ANY GRASS SEEDING, HYDROMULCHING, AND OR TURFING IS TO BE IN ACCORDANCE WITH COUNCIL SPECIFICATIONS.
- EXISTING SERVICES NOTE**
- THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLEING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLEING TO VERIFY THE DESIGN.
- DIAL BEFORE YOU DIG NOTE**
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'DIAL BEFORE YOU DIG' PAL180 FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTORS EXPENSE.

**BENCHMARK NOTE**

REFER SITE LAYOUT PLAN CW19169-G02 FOR SITE BENCHMARK.

**EARTHWORKS VOLUMES - MAIN AREA (EARTHWORKS PAD)**

TOPSOIL VOLUMES	
TOPSOIL STRIP (ASSUMED 100mm)	= 919m <sup>3</sup>
RESPREAD TOPSOIL (100mm)	= 919m <sup>3</sup>
DISPOSAL OF TOPSOIL	= 0m <sup>3</sup>

BANK VOLUMES	
CUT	= 3532m <sup>3</sup>
FILL	= 3870m <sup>3</sup>

**ESTIMATED BULKING FACTORS**

CUT (1.15 BULKING)	= 4062m <sup>3</sup>
FILL (0.95 COMPACTION)	= 4062m <sup>3</sup>
BALANCE	= 0m <sup>3</sup> (IMPORT)

NOTE: DEPTH OF TOPSOIL TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. CONTRACTOR TO CONFIRM BULKING FACTORS. UNSUITABLE MATERIALS ON SITE HAVE NOT BEEN QUANTIFIED.

**INDICATIVE QUANTITIES FOR LAYDOWN CAPPING**

TOPSOIL VOLUMES	
TOPSOIL STRIP (ASSUMED 100mm)	= 534m <sup>3</sup>
RESPREAD TOPSOIL (100mm)	= 534m <sup>3</sup>
DISPOSAL OF TOPSOIL	= 0m <sup>3</sup>

**INDICATIVE PAVEMENT QUANTITIES**

AREA OF LAYDOWN PADS	= 5335m <sup>2</sup>
VOLUME OF CAP PAVEMENT	= 1754m <sup>3</sup>

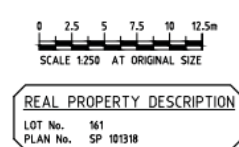
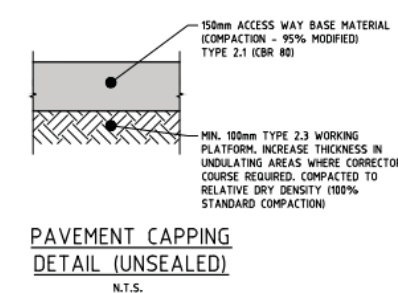
REFER PAVEMENT CAPPING DETAIL FOR LAYDOWN AND EARTHWORKS PADS AND SITE ACCESS (UNSEALED).

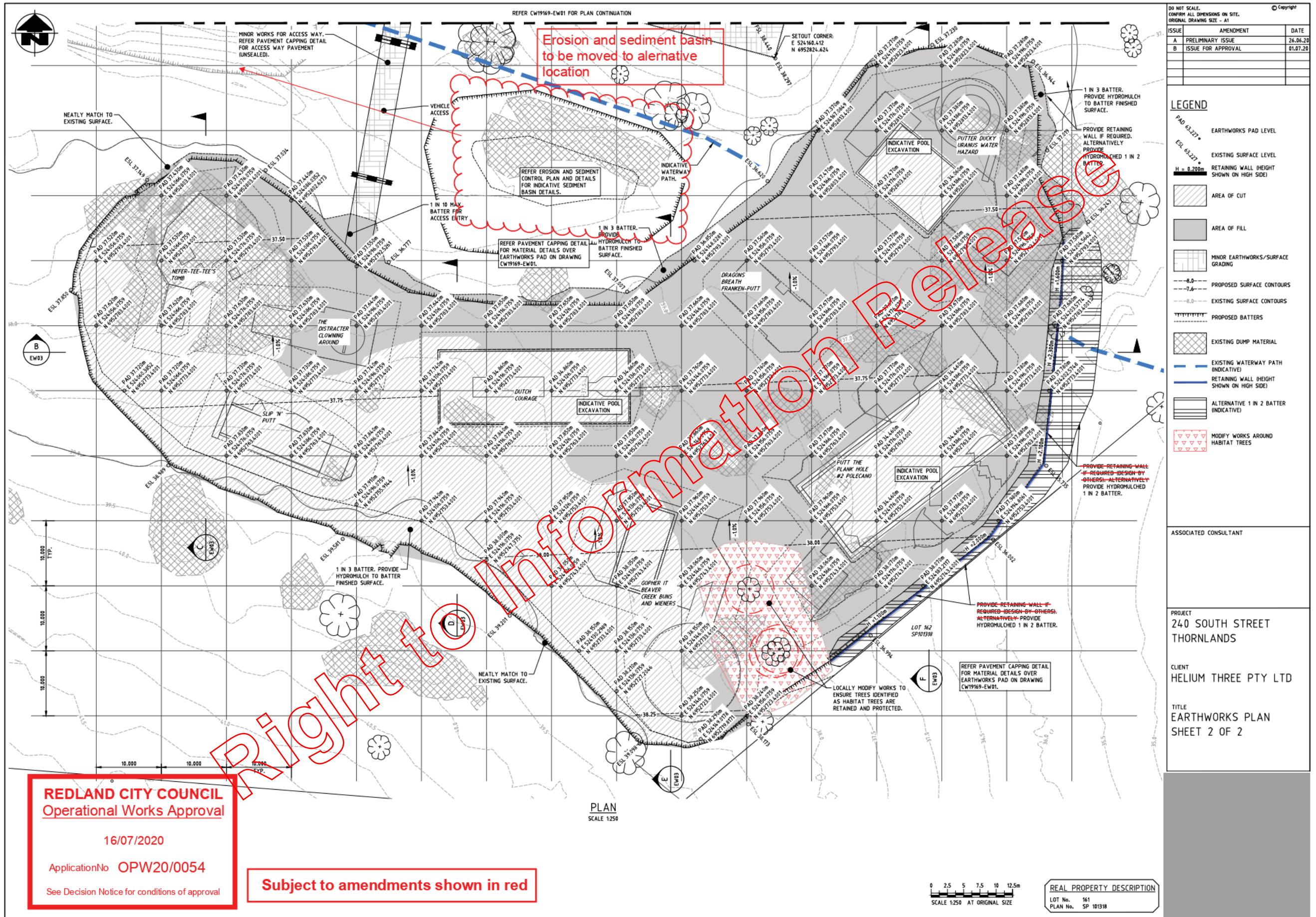
**INDICATIVE QUANTITIES FOR EARTHWORKS CAPPING**

**INDICATIVE PAVEMENT QUANTITIES**

AREA OF EARTHWORKS PAD	= 84.07m <sup>2</sup>
VOLUME OF CAP PAVEMENT	= 2102m <sup>3</sup>

REFER PAVEMENT CAPPING DETAIL FOR LAYDOWN AND EARTHWORKS PADS AND SITE ACCESS (UNSEALED).





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ISSUE	AMENDMENT	DATE
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**LEGEND**

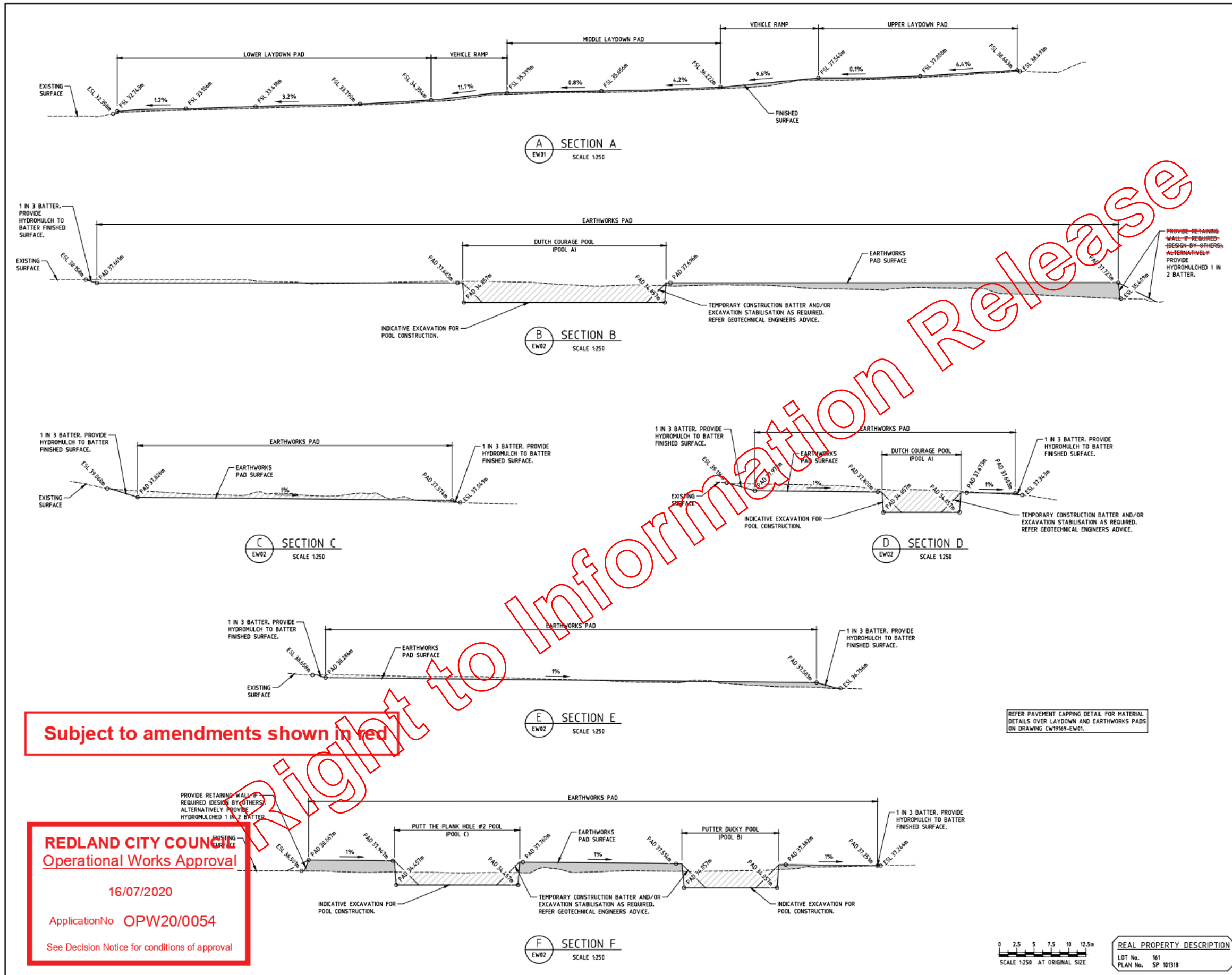
- AREA OF FILL
- AREA OF CUT
- DESIGN SURFACE
- EXISTING SURFACE

ASSOCIATED CONSULTANT

PROJECT  
240 SOUTH STREET  
THORNLANDS

CLIENT  
HELIUM THREE PTY LTD

TITLE  
EARTHWORKS SECTIONS



Subject to amendments shown in red

REDLAND CITY COUNCIL  
Operational Works Approval

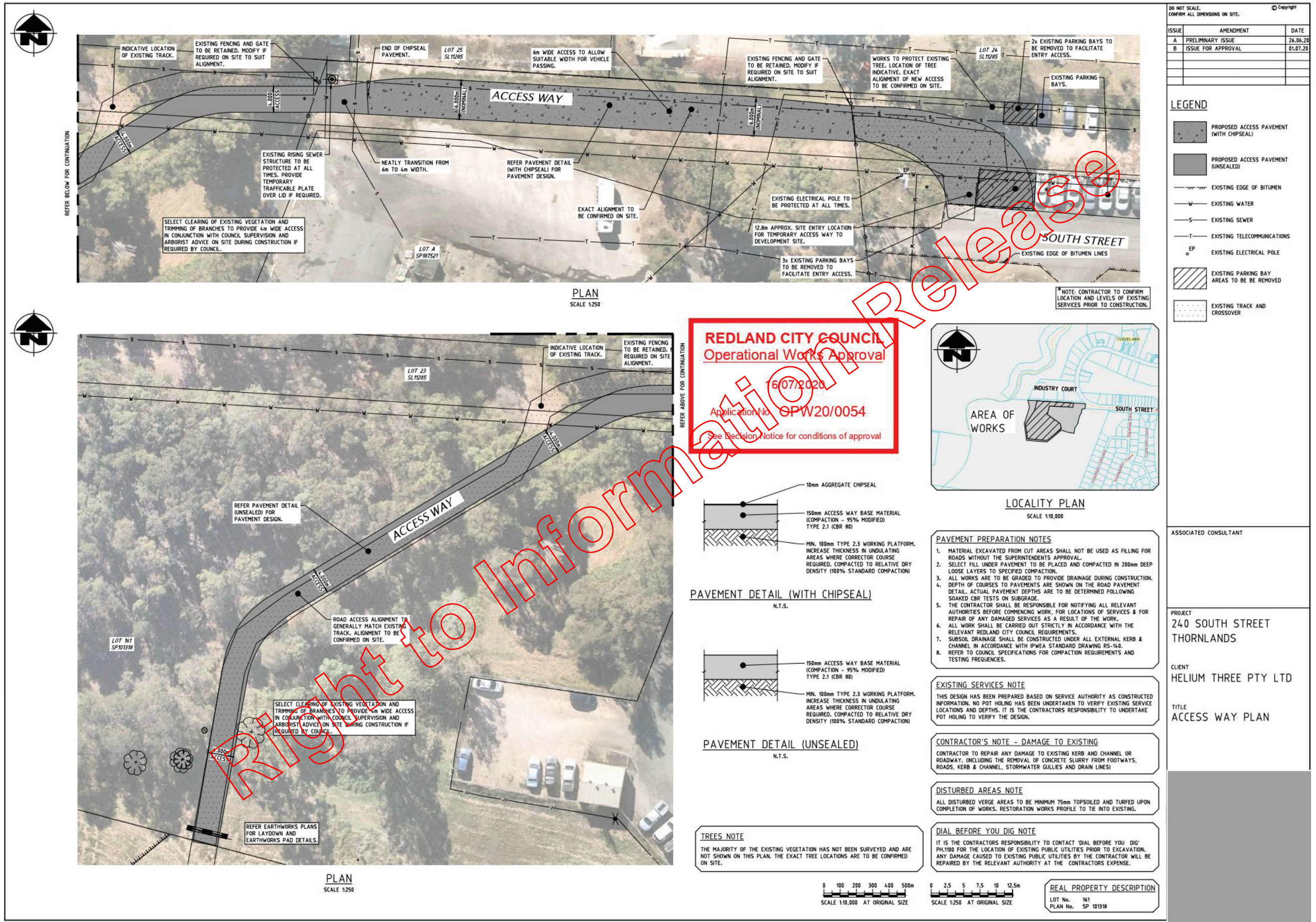
16/07/2020

ApplicationNo OPW20/0054

See Decision Notice for conditions of approval

REFER PAVEMENT CAPPING DETAIL FOR MATERIAL DETAILS OVER LAYDOWN AND EARTHWORKS PADS ON DRAWING CW79199-EW01.





Attachment 3: Risk register

Risk Ref	Risk Statement	Risk Attitude	Consequence (Refer Consequences Table)	Existing Treatments	Residual Risk Assessment			Control
					Consequence Rating	Likelihood Rating	Residual Risk Rating	
1	There is a risk that approval for the activities being carried out are not approved in the correct manner due to time constraints and unrealistic demands resulting in incorrect approvals being granted	Business processes, products and services	Concerns raised by a cross-section of the community/ongoing local media coverage. Short-term impact on the reputation of the organisation.	Operational Works (OPW) process being adopted Events Permits to be processed in normal process	Medium	Unlikely	M-12	Control
2	There is a risk that the local environment will be harmed due to disturbing the landfill site resulting in ongoing environmental damage resulting in additional clean up costs and possible prosecutions	Environmental and natural hazards	Mandatory regulatory reporting required. Regulatory investigation likely	Construction Environmental Management Plan Stage 1 & 2 by Precise Environmental Engagement of qualified consultants (by Lessee) Review by RCC appointed third party consultant	Major	Unlikely	M-16	Control
3	There is a risk that site becomes a high risk to the community and wildlife when its not being used due to the construction of the three swimming pools resulting in possible harm to members of the community or wildlife	Public Health	Harm occurs to health and wellbeing, requiring medical treatment or short-term impact on way of life	Contractual obligations around security of site OPW conditions including fencing, flora and fauna controls	Medium	Possible	M-18	Reduce
4	There is a risk of impacts to the community lifestyle due to noise and traffic impacts resulting in increased complaints to Council and negative media	Social, political and reputation	Concerns raised by a small section of the community/one-off local media coverage.	Permits issued to Council requirements Communication with local residents	Low	Possible	M-12	Control
5	There is a risk that Council receives negative coverage due to the destruction of the trees on the site resulting in negative media	Social, political and reputation	Concerns raised by a cross-section of the community/ongoing local media coverage	Communication plan	Medium	Likely	H-24	Control
6	There is a risk to Council's reputation in the film sector by not proceeding with this project due to approvals not being given or contracts not agreed resulting in loss of future filming opportunities and benefits to the city	Social, political and reputation	Short-term impact on the reputation of the organisation	Communication plan	Medium	Possible	M-18	Control







# ABOUT THE SHOW



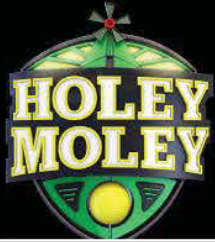
Holey Moley is a family friendly entertainment program, where everyday Australians compete on a spectacular miniature golf course.



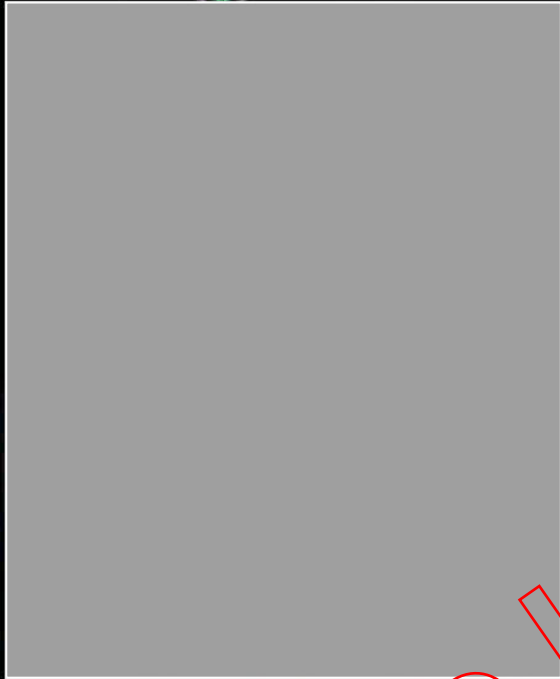
The show was created in Australia and is produced by the team behind such hits as *MasterChef*, *The Amazing Race*, *The Voice* and *Crikey, It's the Irwins*.

Holey Moley is a supersized celebration of the fond memories people share about playing PUTT PUTT with their families and friends!

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# REDLAND PARTNERSHIP



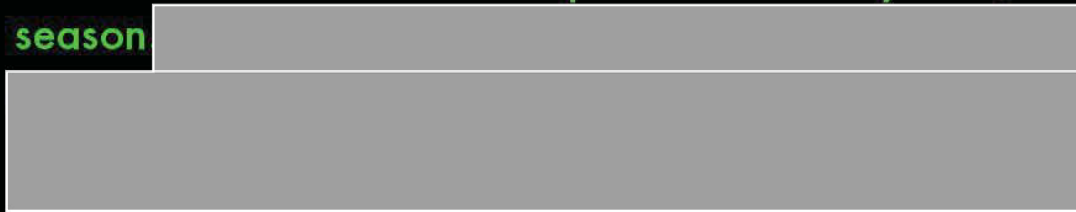
Eureka is proud to be producing this Australian created program back on home soil.

We are equally excited to partner with the Redland City Council on this unique production opportunity.

Each season of the show brings two major phases.

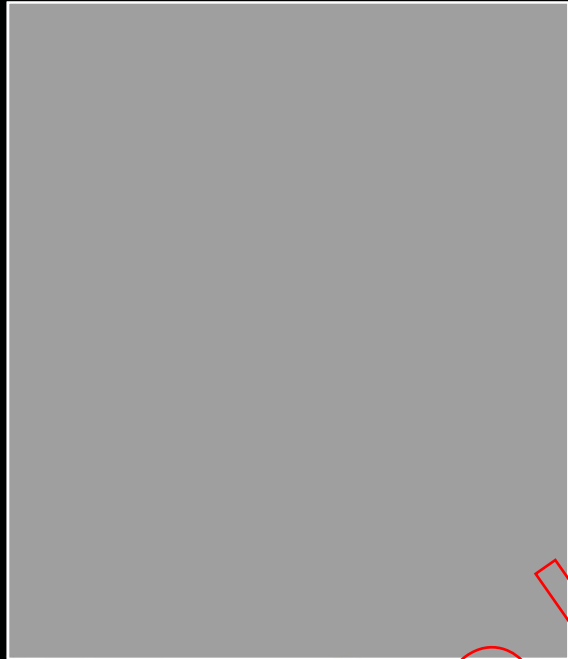
## 1) CONSTRUCTION PHASE

The show requires a large scale set involving a construction and installation process for every new season



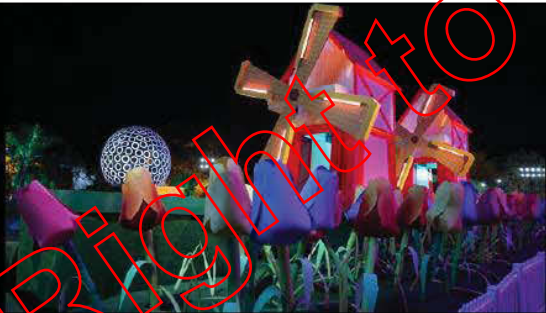


# REDLAND PARTNERSHIP



## 2) PRODUCTION PHASE

Once the set is complete the cast and production team will come to Redland City to film the series.





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# REDLAND PARTNERSHIP

## COMMUNITY ENGAGEMENT

Holey Moley is a joyous family friendly event that offers a fun and unforgettable night out! It's free to be part of the Holey Moley audience (working within social distancing guidelines). We are very excited for the Redland community to get involved and become part of the Holey Moley family and Eureka would also like to extend an invitation for VIP set tours to Redland City Council partners and local charitable causes.



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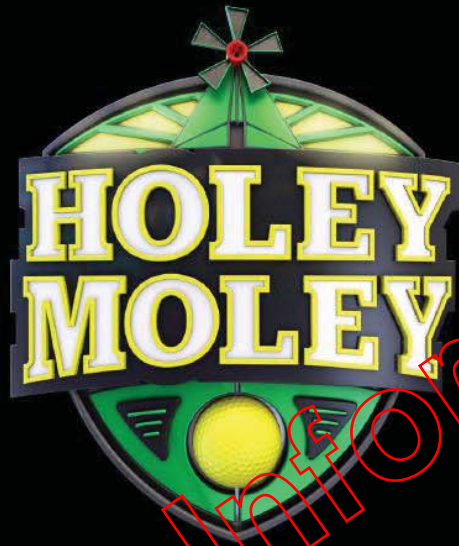
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# THANK YOU



**Redland**  
CITY COUNCIL

HOLEY MOLEY will bring on-going opportunities into the Redland region and is a show the entire community will be proud of.

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**Redland**  
CITY COUNCIL

# Holey Moley on Redlands Coast

**DRAFT Communications Plan**

**CONFIDENTIAL**

July 2020

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## 1. Background

Council has leased part of 240 South Street, Thornlands to Eureka Productions for the purposes of producing the Australian version of the hit US sports reality competition television series *Holey Moley*.

The program involves contestants competing in a series of head-to-head, sudden-death matchups on a supersized miniature golf obstacle course.

Construction of the set and associated infrastructure at Thornlands will commence on 3 August 2020.

Construction will require removal of a number of trees, [REDACTED]

Production 'bump in' will commence after around four weeks (around the end of August) [REDACTED]

Filming will take place over 10 consecutive days, commencing in mid-late September

Up to 200 audience members will be invited to participate on each of the 10 filming days. Attendance is free, and will be managed by Eureka

Eureka has also offered to conduct educational site tours for film and television students

Eureka has submitted management plans to ensure a COVID-safe operation at all times.

### Benefits to Redlands Coast

- Financial – rental income to Council, local business economic benefits including accommodation, catering, hospitality, drivers, security, cleaners and more
- Jobs – over 100 for first Australian season
- Reputation as a film destination
- Brand recognition
- Education for local film students

## 2. Objectives of this communications plan

- Increase awareness of the agreement by identifying key milestones and communicating key messages at these times.
- Increase awareness of the benefits
- Provide information about how to find out more

## 3. Stakeholders

### Internal

- Mayor Karen Williams
- Division 7 Councillor Rowanne McKenzie
- Other Councillors
- Office of the Mayor
- Executive Leadership Team
- Environment and Regulation Group

- City Planning and Assessment Group
- Acting Service Manager – Construction Projects, Project Delivery Group
- Principal Waste Planner – City Infrastructure and Operations
- [REDACTED]
- Service Manager – Risk and Liability Services
- Service Manager – Legal Services
- [REDACTED]
- Indigenous Partnerships and Programs Coordinator
- Group Manager – Communication, Engagement and Tourism
- Senior Adviser – Strategic Economic Development, Community and Economic Development
- ICC

External

- Eureka
- Channel 7
- Local businesses directly employed by lessee
- Neighbouring businesses
- Neighbouring households
- Local schools
- Local film production companies
- Redlands Coast Chamber of Commerce
- Arts bodies
- Emergency Services
- Local community

**4. Key messages**

Key messages include:

- Redlands Coast has scored a hole-in-one, securing the hit US reality sports television series *Holey Moley* [REDACTED]
- Eureka Productions' choice of a Thornlands location for the family friendly entertainment program for its *Holey Moley* [REDACTED]
- Eureka's decision to film *Holey Moley* on location here is tremendously exciting and will prove a massive win for Redlands Coast businesses, residents and the community, with benefits that will multiply for [REDACTED] series and international franchising.



Further messaging will be developed for key milestones during construction and production. See Appendix A.

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**5. Issues management**

Potential issue	Impact	Communications points to use for developing holding lines if required
COVID-SAFE Plan	High	The production and technical bump in and shoot period may be affected by COVID-19 restrictions and the production are monitoring – and would comply – with those restrictions. This includes the Australian Screen Production Industry COVID-Safe Guidelines and preparation of a COVID-Safe risk mitigation plan, referred to a COVID Safe Plan in Queensland that must adhere to Queensland Chief Health Public Officer directions, and any requirements of Council
COVID-19 is identified in / spread by participants, crew or audience members	High	Council is working closely with Eureka and health authorities to implement the properly lodged COVID-19 Management Plan submitted by the lessee. All program participants, audience members and crew have been notified, are isolating at home, and will be tested if they feel unwell. The set is being deep cleaned and production will only recommence when advised as safe by XXX
Environmental – landfill disturbance resulting in ongoing environmental damage	Major	A requirement of the lease is for the lessee to submit properly developed Environmental Site Management Plan. The Plan provides a detailed process for managing such a situation should it arise, and the lessee is working with Council to implement the plan.
Environmental – trees	Medium	Council is aware of the tree removal, and it is permitted. A number of trees are to be removed under a properly-made Operational Works application for the privately leased property. Conditions of the Operational Works approval include a Fauna and Flora Management Plan, with qualified fauna spotters and arborists on site during construction. In addition to taking every care of our native flora and fauna during construction, a number of mitigation strategies have been agreed including offset planting, site security, fencing and flora and fauna controls

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Noise and traffic impacts	Low	The lessee is required to submit an event management plan, which include factors to help manage impacts such as noise and traffic in line with regular Council and other legislative requirements.
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## 6. Implementation

Communications will be implemented at key milestones during the construction and production process to maximise awareness of the benefits of the program to Redlands Coast. Key milestones include, but are not limited to the following:

1. Construction commences
2. Call out for audience members
3. Filming commences

See Appendix B for more detailed implementation details

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## Appendix A Key milestone messages

Milestone: construction commences

Message focus: Broader benefits, film-friendly destination

- Redlands Coast has once again proved itself to be a film-friendly destination as the Australian producers of the hit US reality sports television series *Holey Moley* have chosen a Thornlands site for production [REDACTED]
- Eureka Productions' choice of location for the family friendly entertainment program would pave the way for a raft of benefits to the Redlands Coast community.
- Redlands Coast has hosted numerous film and TV productions in recent years, with notable productions including *Great White*, *Tidelands*, *Aquaman*, *Harrow* (Seasons 1 and 2), *Pirates of the Caribbean: Dead Men Tell No Tales* and *The Chronicles of Narnia: Voyage of the Dawn Treader*.
- Eureka's decision to film *Holey Moley* on location here is tremendously exciting and will prove a massive win for Redlands Coast businesses, residents and the community, with benefits that will multiply
- [REDACTED]
- [REDACTED]
- [REDACTED]
- Film and media students would also appreciate an opportunity to be part of the *Holey Moley* production, to experience first-hand the world of television production.
- The local film industry would also benefit from this unique opportunity to work on a large scale production in their local community.
- Construction of the larger than life mini-golf course has commenced with the first Australian series of the program due to be filmed in September (TBC).
- For more information about *Holey Moley* visit XXXX.

Milestone: Eureka call out for audience members

Message focus: How to register as audience member, benefits

- With construction of the set for *Holey Moley* well under way, Eureka Productions are now inviting the Redlands Coast community to sign up as audience members for the first Australian series of the show.
- The family-friendly, reality sports television program produced by Australian producers Eureka took the US by storm and with Channel 7 buying the rights [REDACTED] looks set to be just as popular here.
- With Eureka choosing the site at 240 South Street, Thornlands as their [REDACTED] Redlands Coast is set to see an economic boost that will help ease the pandemic recovery, and social benefits that will see many community members smiling.
- COVID-safe audiences of up to 200 people can attend each of the 10 filming days running from XX to XX September.



- For more information or to register your interest in being part of the *Holey Moley* audience, visit XXXX.

Milestone: filming commences

Message focus – excitement about filming, ongoing benefits

- Lights, camera, action
- Filming of the Australian version of hit US reality sports television series *Holey Moley* has commenced at the Thornlands site that will be the program's [REDACTED]
- Over XXXX Redlands Coast residents have registered their interest as audience members, and excitement about the show has hit a peak in recent days.
- The Redlands Coast choice as the filming location has already brought numerous benefits to the community including generation of over XXX jobs.
- With the local economic benefit estimated to be around \$20 million, the benefits to our COVID-19 recovery cannot be overestimated.
- Comments about / from local businesses directly employed/contracted by Eureka

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## Appendix B Implementation Plan

Timing	Activity	Description	Target audience	Responsibility
3 August	Brief ICCC			Community and Customer Services (CCS)
	Advise Councillors of MR			CCS
	Media Release	Focusing on Redlands Coast being a film-friendly destination.	General community	CCS/CET
	Holding lines prepared		Media	CCS/CET David Jeanes and Graham Simpson
End August	Media Release	Call for audience members to register	Media	CCS/CET
	Brief ICCC			Community and Customer Services (CCS)
	Advise Councillors of MR			CCS
Mid-September	Media Release	Filming commences	Media	CCS/CET
	Brief ICCC			Community and Customer Services (CCS)
	Advise Councillors of MR			CCS

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