

# Agenda

## **Special Meeting (Region Making Projects)**

**Thursday, 17 May 2018**

**commencing at 2:00pm**

**Council Chambers, 1 Omrah Avenue, Caloundra**



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**1 DECLARATION OF OPENING**

On establishing there is a quorum, the Chair will declare the meeting open.

**2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE****3 OBLIGATIONS OF COUNCILLORS****3.1 DECLARATION OF MATERIAL PERSONAL INTEREST ON ANY ITEM OF BUSINESS**

Pursuant to Section 172 of the *Local Government Act 2009*, a councillor who has a material personal interest in an issue to be considered at a meeting of the local government, or any of its committees must –

- (a) inform the meeting of the councillor's material personal interest in the matter; and
- (b) leave the meeting room (including any area set aside for the public), and stay out of the meeting room while the matter is being discussed and voted on.

**3.2 DECLARATION OF CONFLICT OF INTEREST ON ANY ITEM OF BUSINESS**

Pursuant to Section 173 of the *Local Government Act 2009*, a councillor who has a real or perceived conflict of interest in a matter to be considered at a meeting of the local government, or any of its committees must inform the meeting about the councillor's personal interest the matter and if the councillor participates in the meeting in relation to the matter, how the councillor intends to deal with the real or perceived conflict of interest.



**4 REPORTS DIRECT TO COUNCIL****4.1 OFFICE OF THE CEO****4.1.1 MAROOCHYDORE CITY CENTRE UPDATE****File No:** Council meetings**Author:** Project Director  
Office of the CEO**Attachments:** Att 1 - Planning Matters Proposed Amendments to the  
Maroochydore City Centre Development Scheme.....*Conf 5/226*  
Att 2 - Ministerial Exemption for Disposal of Land..*Conf 201/226*

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**PURPOSE**

This report provides an overall summary of the Maroochydore City Centre Project to date.

**EXECUTIVE SUMMARY**

This report provides an update on the Maroochydore City Centre (MCC) project. More specifically, it deals with the more significant project delivery activities undertaken in the reporting period including the civil and subdivision works for Stage 1A and upcoming works, Aerodrome intersection works, project budget and commercial activities.

This report also deals with proposed amendments to the Maroochydore City Centre Development Scheme and broadening the Ministerial exemptions to encapsulate additional Precincts and different types of land disposal (such as Development and Long Term Leases).

Additionally, other matters captured relate to updates on design and construction and the Aerodrome Road intersection works which are progressing well to date albeit for a slight delay due to inclement weather through the months of February and March.

Council officers have requested additional information from Unitywater in relation to their 'Organica' proposal prior to final agreement and sign off.

An initial Project Control Group meeting has been held with John Holland Group in regards to the Sunshine Coast City Hall with a decision to hold further meetings until the overarching Development Agreement has been executed.

In relation to the Sunshine Coast Entertainment, Convention and Exhibition Facility, Council has applied for detailed business case funding of \$700,000 in Round 2 of the State Government's Maturing the Infrastructure Pipeline Program. Council is also undertaking several streams of work including the drafting of tender documentation for immediate use upon confirmation of funding availability, the progression of a submission to the Commonwealth Government's Regional Growth Fund for construction related costs; and Council staff, in conjunction with SunCentral, have commenced work on a working title that better represents Council's aspirations for a facility of this nature.

**OFFICER RECOMMENDATION**

**That Council receive and note the report titled "Maroochydore City Centre Update".**

## FINANCE AND RESOURCING

There are no financial or resourcing impacts resulting from this report.

## CORPORATE PLAN

<b>Corporate Plan Goal:</b>	<b><i>An outstanding organisation</i></b>
<b>Outcome:</b>	We serve our community by providing this great service
<b>Operational Activity:</b>	S31 - Governance - providing internal leadership, legal opinion, governance and audit functions ensuring legislative accountability, transparency and ethical obligations are supported

## CONSULTATION

### Councillor Consultation

Membership of the Shareholder Representative Group (SRG) comprises the following Councillors:

- Portfolio Councillor – Region Making Projects: Mayor Mark Jamieson (Chair)
- Portfolio Councillor – Corporate Strategy and Finance: Councillor Tim Dwyer
- Portfolio Councillor – Economic Development and Innovation: Councillor Stephen Robinson
- Divisional Councillor: Councillor John Connolly

Portfolio / Divisional Councillor Consultation:

- Portfolio Councillor – Place Development and Design: Councillor Peter Cox
- Portfolio Councillor – Transport, The Arts and Heritage: Councillor Rick Baberowski
- Local Divisional Councillors: Councillor Jason O'Pray and Councillor John Connolly

### Internal Consultation

The following key personnel have been consulted:

- Sunshine Coast Council Chief Executive Officer
- Sunshine Coast Council Project Director
- Group Executive Built Infrastructure
- Group Executive Economic and Community Development
- Group Executive Liveability and Natural Assets
- Property Management Branch, Business Performance
- Transport Infrastructure Management Branch, Built Infrastructure
- Parks and Gardens Branch, Built Infrastructure
- Urban Growth Projects, Liveability and Natural Assets
- Transport and Infrastructure Policy Branch, Built Infrastructure
- SunCentral Development – Technical Reference Group

### External Consultation

SunCentral Maroochydore CEO, John Knaggs and Project Staff  
King, Wood & Mallesons in the provision of legal advice on a range of matters  
Department of Transport and Main Roads, Maroochydore  
Translink – Brisbane  
Telecommunications Utilities such as Telstra, Optus etc.  
Energex  
UnityWater  
Queensland Police Services  
Maroochydore Revitalisation Association  
General Public and Business Trader Community



## Community Engagement

A Community Engagement Plan has been developed for the Aerodrome Road intersection upgrade Project in conjunction with the Maud Street intersection upgrades. A dedicated 1800 number has been set up for the project, in addition to a webpage which is updated as the project progresses.

Community Engagement to date has involved door-knocking and face to face meetings with residents and business owners in the surrounding areas, and issuing of regular newsletter updates with information such as proposed changes to road configurations and anticipated construction phasing.

## PROPOSAL

### SUNCENTRAL – CEO REPORT

The Maroochydore City Centre (MCC) project report to the Shareholder Representative Group (SRG), deals with the period January to March 2018 inclusive, and provides a high-level summary of the more significant project delivery activities undertaken in the reporting period.

**Stage 1A main civil / subdivisions works** – Progress on the main Stage 1A civil works continues though some delays have been experienced over the period with BOM rainfall figures showing a 196% higher than the February average; and there having also been sub-contractor / supply delays. Civil works completion is estimated to be in August 2018. The photographs below show the range of works currently being carried out across Stage 1A. Important milestones have been: completion of the majority of below ground infrastructure; and the commencement of footpaths, kerbing and asphalt laying.



Stage 1A works – kerbing and asphalt works



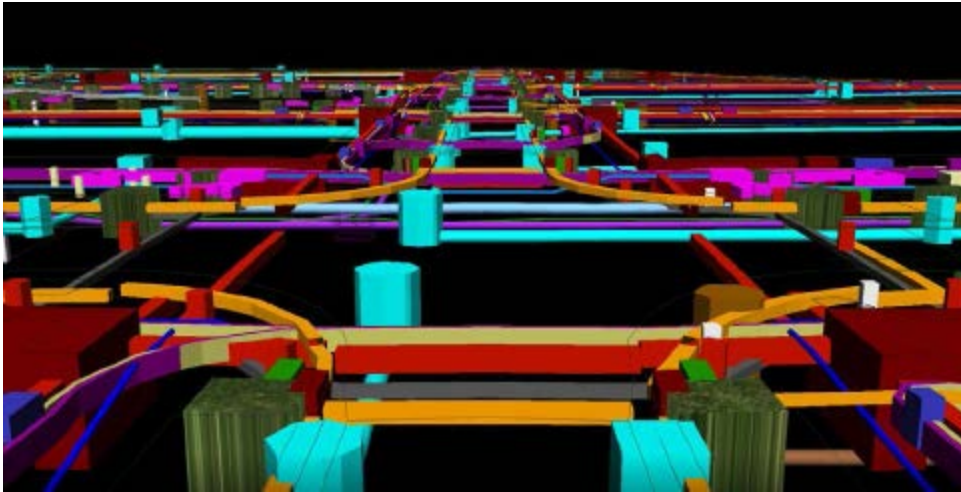
Slip-form kerbing works



Installation of strata vault system for street trees



Footpath construction



Sample of 12D model showing extensive underground infrastructure networks now installed (includes: telecommunications network, smart city network, AWCS network, electrical, water, sewer, storm-water, traffic signals, street tree infrastructure, various inspection pits / structures for power supply, smart light poles, traffic signals etc).

**Upcoming stages** – Stage 1A2 (East Corso) and early bridge works will commence in the next quarter following some delay due to approvals required from state agencies in relation to the works in the Corso area.

At the Shareholder Representative Group (SRG) meeting held on 14 February 2018 a request was made to SunCentral to present three (3) options with regards to their business partnership proposal to the next SRG meeting to be held on 18 April 2018. This was to allow proper assessment and possible presentation to the 17 May 2018 Special Council Meeting. Satisfactory information has not yet been provided to Council staff and the SRG.

### **PLANNING MATTERS – PROPOSED AMENDMENTS TO THE MAROOCHYDORE CITY CENTRE DEVELOPMENT SCHEME**

The SRG held on 18 April 2018 received and noted the report titled “Planning Matters – Proposed Amendments to the Maroochydore City Centre PDA Development Scheme”.

Considerable progress has been made to accelerate the full list of amendments to the Development Scheme to endeavour to have them implemented as soon as possible.

The proposed amendments to the Development Scheme and the required Amendment Instrument is contained in (**Attachment 1**).

The proposed amendments relate primarily to the following:

- increasing the residential yield targets in the Development Scheme to create the density and activity required of a successful CBD
- amending the Maximum Building height provisions and Building Heights Map to support the verticality of buildings reflective of a CBD
- amending the on-site car parking rates to provide transitional provisions until the first multi deck car park facility is operational
- updating the document to ensure consistency with the Maroochydore City Centre Infrastructure Agreements 2017
- amending the Infrastructure Plan to account for the Infrastructure Agreements
- Reviewing the Implementation Strategy; and
- General administrative amendments to update the document using Economic Development Queensland’s (EDQ’s) latest template (format).

Subject to Council's endorsement of the proposed amendments to the Development Scheme, the amendments will be forwarded to the Minister for Economic Development Queensland (MEDQ) to formally commence the amendment process pursuant to the *Economic Development Act 2012*.

### **MINISTERIAL EXEMPTION FOR DISPOSAL OF LAND**

The SRG held on 18 April 2018 received and noted the report titled "Ministerial Exemption for Disposal of Land".

An exemption under Section 227 of the *Local Government Regulation 2012* is required for the disposal of Council owned land in the Maroochydore City Centre project.

The Minister approved an exemption under section 236 (1)(f) of the Regulation for the disposal of Council owned land within Precincts 2,3 and 6 of the Maroochydore City Centre Priority Development Area on 20 April 2016.

It is now proposed to seek an exemption under section 236 (1)(f) of the Regulation for the disposal of Council owned land for the remaining Precincts 4, 5 and 7.

Draft letters to the minister have been prepared and are attached for the consideration of the Council (**Attachment 2**).

### **MAROOCHYDORE CITY CENTRE – DESIGN AND CONSTRUCTION**

The SRG held on 18 April 2018 received and noted the report titled "Maroochydore City Centre – Design and Construction".

Design and construction is progressing however actual expenditure versus the budget expenditure is lower than expected due to recent delays with extensive wet weather through February and March, obtaining the Corso fisheries permit and contractor availability for slip-form kerbing which is a critical path activity that impacts further finishing works.

As a result of these delays, SunCentral and Shadforth's (principal contractor) have reviewed and revised the construction schedule, with landscaping completion now estimated in August 2018 for Stage 1A1, and Stage 1A2 / Mundoo Boulevard Bridge in September 2018.

Deliverables to date include:

- Completion of the Stage 1A bulk earthworks
- Completion of the re-location of the 11kv electricity cable
- Completion of sewage and stormwater augmentation
- Completion of the Maud Street intersections (Bungama St. & Dalby St.)
- Precinct Plan/s for Precinct's 1, 2, 4, 5, 6 & 7 approved
- Precinct Plan for Precinct 3 approved 22nd March 2018, incorporating revised height limit of 20 storeys for Council Lot 6
- 57% completion of the Stage 1A civil, electrical, telecommunications and landscaping works and
- 90% completion of the Stage 1A AWCS installation.

The next construction work packages are:

- Stage 1A2 East Corso revetment wall and drainage channel works
- Main Street Blvd Bridge construction
- AWCS - Installation of the AWCS pipework is running parallel with stormwater, sewer and water infrastructure and is now approximately 90% complete.

**AERODROME ROAD INTERSECTION UPGRADE**

Construction of this key intersection is now twelve (12) months progressed after commencing in April 2017. The project is currently forecast to be fully complete in September.

The current project cost estimate is \$15.3 million (including major service relocations) and includes approximately \$750,000 in contingency. Now that service relocations are fully complete, it's been identified there are savings against the original estimates and contract values that were originally agreed with these providers. It is currently forecast to use most of the contingency funds to complete the project. Traffic management, signal and lighting installation are tracking higher than originally forecast. Work is now focused on the southern road verge and urban square area with careful management of traffic capacity being monitored in conjunction with TMR.

Consultation activities are well advanced with external public relations consultants and project staff meeting and providing regular updates to the general public and business traders. Public information relating to the Aerodrome Road project has been bundled with the Maud Street intersection upgrades of Bungama and Dalby Streets to ensure consistency of messaging around these key Maroochydore Intersection upgrades.

**ORGANICA PROPOSAL BY UNITYWATER**

The SRG held on 18 April 2018 received and noted the report titled "Maroochydore City Centre – Recycled Waste Water Proposal".

Unitywater are seeking Council's support to develop a Recycled Water Treatment Plant (RWTP) 'Organica' on land described as Lot H3 within Precinct 3 of the Maroochydore City Centre (MCC) PDA to produce Class "A" recycled water to irrigate the urban square and parkland.

A sewage pump station is currently being constructed on this lot to serve Stage 1 of the PDA and parts of the external catchment of Alexandra Headlands. The 'Organica' facility is proposed to be collocated on this lot and will 'mine' sewage from this pump station to produce Class "A" recycled water up to a rate of 400Kilolitres/day.

Council officers have formally requested further information from both Unitywater and SunCentral on a number of matters.

**SUNSHINE COAST CITY HALL – THE SMART MOVE**

The SRG held on 18 April 2018 received and noted the report titled "Sunshine Coast City Hall – The Smart Move".

Council officers have participated in the first Project Control Group meeting with John Holland Group representatives. It was recommended from this meeting that the Group will not be required to meet again until the overarching Development Agreement is signed and in place. Should the Development Agreement not be achieved by 30 June 2018, alternative engagement solutions for the Sunshine Coast City Hall design process to commence will be considered by all parties.

John Holland Group has received SCC's finalised Base Building Brief for review and comment.

**SUNSHINE COAST ENTERTAINMENT, CONVENTION AND EXHIBITION FACILITY**

The SRG held on 18 April 2018 received and noted the report titled "Sunshine Coast Entertainment, Convention and Exhibition Facility" and endorsed the approach for presenting the Sunshine Coast Entertainment, Convention and Exhibition Facility in the market offering of Precinct 2.

In relation to the Sunshine Coast Entertainment, Convention and Exhibition Facility (SCECF), there are several streams of work underway:

1. Business Case Funding: Council has applied for detailed business case funding of \$700,000 in Round 2 of the State Government's Maturing the Infrastructure Pipeline Program. A matching \$700,000 amount has also been bid for in the 2018-19 Council budget process to provide Council's contribution to business case development.
2. Business Case Development: Tender Documentation has been drafted for immediate use upon confirmation of funding availability.
3. Construction Funding: Council has made a submission to the Commonwealth Government's Regional Growth Fund for construction related costs.
4. Positioning of SCECF within SunCentral offering to market: This paper presents an approach for endorsement regarding how SCECF is presented in the offering to market by SunCentral of Precinct 2.
5. Council staff, in conjunction with SunCentral, have commenced work on a working title that better represents Council's aspirations for a facility of this nature.

### **Legal**

Council's Legal Team have provided advice on all relevant Legal matters with some oversight of various legal agreements by King, Wood & Mallesons.

### **Policy**

Works are progressing in accordance with Council's adopted Maroochydore City Centre Priority Development (PDA) Development Scheme.

### **Risk**

All design items and construction activities are subject to evaluation and risk assessments which are undertaken as required, in the context of the Central Business District delivery timeframes.

### **Previous Council Resolution**

#### **Special Meeting 22 February 2018 (SM18/1)**

*That Council:*

- (a) receive and note the report titled "**SunCentral Maroochydore Update**" and
- (b) note the SunCentral Maroochydore Shareholder Representative Group Charter 2018 (Attachment 1).

#### **Special Meeting 23 November 2017 (SM17/47)**

*That Council authorise the Chief Executive Officer to proceed as discussed in confidential session in relation to the Strategic Planning and Development issues identified for the Maroochydore City Centre.*

### **Related Documentation**

SunCentral Maroochydore Pty Ltd Shareholder Representative Group Charter dated February 2018.

### **Critical Dates**

MCC – Civil Works State 1A2 Construction Completion – September 2018

MCC – Main Street Blvd Bridge Completion – August 2018

MCC – AWCS Construction Completion & Commissioning of AWCS (Envac) April/May 2019

**Implementation**

The Shareholder Representative Group (SRG) will continue to oversee the delivery of the Maroochydore City Centre with our development partner SunCentral and continue to work within the adopted Charter and Governance Model.





## 4.2 BUILT INFRASTRUCTURE

### 4.2.1 SUNSHINE COAST AIRPORT EXPANSION PROJECT UPDATE

**File No:** SCAEP Quarterly Report  
**Author:** Project Director (Sunshine Coast Airport Expansion)  
Built Infrastructure Group

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#### PURPOSE

The purpose of this report is to provide Council with a progress update on the delivery of the Sunshine Coast Airport Expansion Project (SCAEP or the Project).

#### EXECUTIVE SUMMARY

The deliverables for the Project continue to progress with a number of Early Works and Preliminary Works activities being completed during the quarter in accordance with the Program.

The Procurement activities for the quarter include:

- the award of ITT1622 Runway Design and Construct Contract to John Holland Pty Ltd.
- shortlisting of offers for Contract Administration Roles (ITT1715). Further discussions with respondents are being held with respondents before this contract can be finalised and awarded.
- Acid Frog and Ground Parrot Monitoring (Q17508) contract was awarded to Future-Plus Environmental.
- Design of the Flood Mitigation Levee (Q17565) contract was awarded to Contour Consulting Engineering Pty Ltd.

With regard to the required environmental approvals necessary to enable the project, have progressed further with:

- eight applications now having been lodged formally and still under review
- sixteen applications having been approved to date
- seven further applications/ amendments to be lodged (includes four already been approved applications)
- four to be submitted by the successful contractor.

On 22 February 2018, the Cultural Heritage Management Plan (the CHMP) was signed by the Mayor and the Kabi Kabi First Nation Claimant Representative Group. We continue to engage the services of qualified monitors to oversee areas of the project site where ground is being disturbed.

Discussions have been held with the Quandamooka People the Traditional Owners of the Moreton Bay area, to implement an Offshore Cultural Heritage Management Plan. That plan is required for the dredging of sand within the native title area.

Airservices Australia continue to work on the safety case for the continued use of the existing Air Traffic Control (ATC) Tower with some modifications to the console proposed within the tower to better align it to enable vision of the new runway. The Runway Threshold

Coordinates have been advised to Airservices Australia to enable the airspace design to proceed.

Relocation of the power lines from Finland Road to the Motorway boundary has been completed and the old poles and conductors have been removed. The Energex Civil Works to provide access to the relocated power lines has also been completed.

## OFFICER RECOMMENDATION

**That Council receive and note the report titled “Sunshine Coast Airport Expansion Project Update”.**

## FINANCE AND RESOURCING

The program schedule continues to meet the forecasted expenditure for 2017/18.

An updated forecast cash flow is expected to be provided by John Holland in early May 2018 and will be incorporated in the Project cash flow. The Project Cash flow includes all expenditure such as the Finland Road Upgrade and Finance & Management costs.

At the Council March 2018 Budget Workshop a presentation was made to Council on the financial status and forecast.

### The Project Team

The team continue to manage and administer the project activities and the mandatory governance requirements required to deliver a project of this nature. In general, previous forecasts continue to be met.

External consultants are still engaged to monitor and assist with the mandatory environmental approvals required prior to the commencement of the construction works.

## CORPORATE PLAN

**Corporate Plan Goal:** *A smart economy*

**Outcome:** 1.2 - New capital investment in the region

**Operational Activity:** 1.2.6 - Continue works on the construction of the new runway, including appointment of design and construction contractors.

## CONSULTATION

### Mayor and Councillor Consultation

With the Design and Construction Contract awarded, The Project Control Group will reconvene in May 2018 and meet quarterly thereafter. The Quarterly Report will be tabled at this meeting.

### Internal Consultation

- Group Executive Built Infrastructure
- Group Executive Economic and Community Development
- Procurement Specialist
- Projects Lawyer
- Chief Strategy Officer
- Manager Project Delivery

**External Consultation**

- John Holland Pty Ltd
- Beca Consulting Pty Ltd
- BMT WBM Pty Ltd
- BMT JFA Consultants Pty Ltd
- Jacobs Group
- Arthur J Gallagher
- King & Wood Mallesons
- Argyle Corporate Advisers Pty Ltd
- Jardine Lloyd Thompson Pty Ltd
- Gadens Lawyers
- SMEC Australia Pty Ltd
- Everick Heritage Consultants Pty Ltd
- Sunshine Coast Airport
- Airservices Australia
- Civil Aviation Safety Authority
- Energex Ltd
- Converge Heritage and Community
- Kabi Kabi First Nation People Claimant Representatives
- Quandamooka Traditional Owners Representatives
- Unitywater.

The Project Control Group (Sunshine Coast Airport) attended by two representatives each from Council and from the airport operator – Palisade Investment Partners – met on 20 February, 3 April and 18 April 2018.

The Governance Framework has been finalised as follows:

- SCAEP Project Control Group to meet on a quarterly basis chaired by the Council's Mayor with the responsibility to oversee procurement, delivery, progress, budget, risk and communication of the project.  
First meeting is scheduled for 3 May 2018.
- SCAEP Project Steering Group will meet on a monthly basis chaired by the Chief Executive Officer to review all aspects of project delivery, and to discuss emerging issues.

In accordance with the Runway Design and Construct Contract, a Design Working Group meets on a weekly basis until the Detail Design has been completed. The Group commenced meeting on 23 January 2018.

**Community Engagement**

The Project Environmental Impact Statement (EIS) and the Additional Environmental Impact Statement (AEIS) were made available for public consultation in 2014 and 2015 respectively.

On 6 March 2018 the Project provided an update at the Sunshine Coast Airport Community & Aviation Forum.

The Project Director (Sunshine Coast Airport Expansion) has continued to accept invitations from community groups to provide presentations on the Project.

A Community Information Session was held on 2 May 2018 informing residents and local businesses about the process, timeframe and what to expect in regards to the closure of Beach Access Number 111 (David Low Way, Marcoola) closure and the dredging activities.

Airservices Australia has advised that further community consultation will be required in conjunction with the airspace design.

## PROPOSAL

The early and preliminary works activities have continued to progress this quarter with several environmental approvals and permits being sought and civil works activities being completed.

On 1 March 2018 Council announced that John Holland Pty Ltd were the successful offeror for the ITT1622 Runway Design and Construct Contract and the contract was signed on 13 March 2018. A Sod Turning Ceremony was then held on 20 April 2018 officiated by the Mayor and supported by the Federal Member for Fairfax and State Member for Maroochydhore.

Preliminary contract works commenced in March 2018 with the works on drain clearing to de-water the site and construction of the new airside boundary fence. The dredging preparations have also commenced, with the dredge entering dry-dock in Singapore. The dredge pipe has also been sourced from the Middle East and China. Two shipments have been delivered to site.

John Holland has submitted applications for Tidal Works permits and regulated structure approvals.

Prior to awarding the Design and Construct Contract, the final Scope of Works and Technical Criteria (SWTC) was updated incorporating Request for Information (RFI's) received from the shortlisted respondents.

Evaluation and shortlisting for the tender Contractor Administrator (ITT1715) has been undertaken, with further interaction being undertaken with the shortlisted respondents on the Contract Departures. Interviews with the two shortlisted respondents were held on 27 April 2018 to seek clarification.

## Works Packages

Work packages continue to progress for both Principal's Enabling Activities and Preliminary Works and the Contractor's Preliminary Works in a timely manner and include:

### 1. Principal's Responsibilities - Enabling activities

#### 1.1 Environmental Approval Submissions

The amendment to the Environmentally Relevant Activity 16 (ERA) Approval, which arose due to the extension of the runway to the north-west was submitted on 5 February 2018 and the Department of Environment and Science (DES) has requested additional information. A meeting regarding the request for additional information was held on 27 April 2018 with both the Office of Coordinator General and Department of Environment and Science seeking clarification on the requests.

The first Annual Compliance Report was submitted to the Department of Environment and Science in accordance with the approval under the *Environmental Protection and Biodiversity Conservation Action 1999* (EPBC) on 13 April 2018. The report has been published on Council's website.

#### 1.2 Dredge Sand Volume

Discussions were held with the Department of Environment and Science in December 2017 to identify measures to minimise any additional requirement. A letter was sent to

the Department to commence the process of extending approvals for the dredge sand volume.

The Project Director met with the representatives of the Quandamooka People, the Traditional Owners of the Moreton Bay area on 8 February 2018 to initiate discussions for Offshore Cultural Heritage Management Plan (the Plan) for dredging of sand in the native title area. The Quandamooka People's Representatives confirmed that a Plan is required to be implemented. Council's external consultant, Everick Heritage Consultants Pty Ltd are assisting with the development of the Plan.

### 1.3 Runway Obstacle Limitation Surface (OLS)

Surveys of specific areas where trees potentially penetrate the runway approach OLS have been undertaken. A proposal to mitigate this impact is currently being considered. It is anticipated that an acceptable outcome that does not impact airport operations will be agreed in the near future.

### 1.4 Mt Emu She-oak Translocation

The translocation was completed in January 2018 and ongoing maintenance will be undertaken. A fence has been installed around the translocation and Wallum Heath area for protection from weed infestation. A total of 1.25 ha of heath was translocated using the heath tiling method. Approximately 400 Mt Emu She-oak tube stock has been propagated.

### 1.5 Cultural Heritage Management Plan

On 22 February 2018, the Cultural Heritage Management Plan (the CHMP) was signed by the Mayor and the Kabi Kabi First Nation Claimant Representative Group. We continue to engage the services of qualified monitors to oversee areas of the project site where ground is being disturbed.

Archaeological test pitting commenced in March 2018 in areas of interest as identified by the Kabi Kabi First National Claimant Representatives and the Archaeologist from Converge Heritage and Community. As early project works continued more potential artefacts were identified and a second round of archaeological test pitting was undertaken in late April 2018 on a request from the representatives. More artefacts were identified by the Archaeologist during these works.

### 1.6 Acid Frog and Ground Parrot Monitoring

The contract for Acid Frog and Ground Parrot monitoring program has now been awarded to Future-Plus Environmental in April 2018. The first round of monitoring occurred in March and April 2018.

### 1.7 Public Utility Plant Relocations

Relocation of the power lines from Finland Road to the Motorway boundary has been completed. The Energex Civil Works to provide access to the relocated power lines has also been completed and the old poles and conductor removed.

## 2. Principal's Preliminary Works

### 2.1 Air Traffic Control (ATC) Tower

Airservices Australia continue to work on the safety case for the continued use of the existing Air Traffic Control (ATC) Tower with some modifications to the console within the tower to better align it to enable vision of the new runway.

The Runway Threshold Coordinates were advised to Airservices Australia together with a list of relevant information to enable them to commence the airspace design.

### 2.2 PFAS

A Revision (B) of the Final Report was received from the contractor, SMEC Australia Pty Ltd who are modelling the ground water movements in accordance with the conditions of the Environmental Authority for the dredging activities.

### 2.3 Finland Road Upgrade

The upgrade of Finland Road by Council's workforce has had the final seal coat applied in April 2018. Line marking is yet to be completed.

### 2.4 Training Helipads – Temporary

Two concrete pads have been installed and are now operational.

### 2.5 Relocation of the Bureau of Meteorology Anemometer

Airservices Australia and the Bureau of Meteorology are to undertake an assessment based on the 80% design to determine the need for an additional anemometer.

### 2.6 Finland Road Intersection

A temporary access road has been planned off David Low Way, Bli Bli and negotiations are currently being held with the stakeholder. Cadastral and Environmental surveys and a detailed design have been undertaken.

### 2.7 Time Lapse Photography

Two cameras have now been installed to record progress on the site. Privacy blurring on the camera positioned on Mt Coolum has been completed. Another two cameras will be installed on Surfair Beach Hotel and the Sunshine Coast Motorway.

## 3. Contractor's Preliminary Works

### 3.1. Drainage Works

Following substantial amounts of rain over summer, clearing of debris and soil located in existing can drains was required to allow standing water to drain from the site. These works commenced in March 2018 under the Limited Notice to Proceed issued to John Holland. Cultural Heritage Monitors from the Kabi Kabi people were present during these works and located several potential artefacts.

### 3.2. Drainage Pipeline

A laydown pad was installed in March 2018 at the entrance of the project site off Finland Road. A large amount of pipe to be utilised in the sand placement phase of the project is currently stored on the pad. Clearing of vegetation for the pipeline route commenced in April 2018 following an eight week clearing exclusion time period requirement following recent significant rainfall under the approved Acid Frog Species Management Program.

### 3.3. Airside Fence

The new temporary airside fence was installed in April 2018 and has now been approved by the Office of Transport Security. This fence allows for construction works to occur without impacting on an active airfield. Cultural Heritage Monitors from the Kabi Kabi people were present as approximately 900 holes were augured for fence posts (no artefacts were identified during these works).

## Project Works Program

The Works Program has been updated by the Design and Construct Contractor, John Holland and the runway design continues to progress through the detail design. Discussions continue with the Airport Operator on their requirements for the design of the Fuel System.

The Works Program currently shows full commissioning by the end of 2020.

## State Government Approvals

A total of 20 State Government Agency approvals, permits or authorities will be required in accordance with the Coordinator-General's and the Minister for the Environment's over-arching approvals.

The amendment to the Environmentally Relevant Activity 16 (ERA) was submitted on 15 February 2018 and the Department of Environment and Science has requested additional information. A meeting regarding the request for additional information was held on 27 April

2018 with both the Office of Coordinator General and Department of Environment and Science seeking clarity on the requests.

**Legal**

The construction of the Project will be subject to the procurement requirements of the *Local Government Act 2009* and the *Local Government Regulation 2012*.

**Policy**

Sunshine Coast Airport Master Plan 2007

Regional Economic Development Strategy 2013-2033.

**Risk**

The risk and opportunities register that includes the mitigation strategies for each identified risk continues to be reviewed and updated. The most critical risks are summarised below:

- Provision of Air Traffic Control services by Airservices Australia
- Variations to the taxiway design to accommodate changes in CASA's Manual of Standards (MOS) Part 139
- Management of potential Obstacle Limitation Surface (OLS) penetrations
- Department of Environment and Science approval of amendment to Environmental Authorisation for dredging activities.

No other significant risks have been identified.

**Previous Council Resolution****Council Resolution (OM/45) Ordinary Meeting 22 March 2018**

*That Council receive and note the report titled "Sunshine Coast Airport Expansion Project – Design and Construction Contract Award".*

**Related Documentation**

- *Sunshine Coast Airport Expansion Project Environmental Impact Statement*
- *Sunshine Coast Airport Expansion Project Additional Information to the Environmental Impact Statement.*
- *Project Plan.* A detailed Project Plan has been prepared for the Project. The Project Plan will be reviewed and amended, as required, as the Project progresses through different stages.

**Critical Dates**

The critical activities associated with the delivery of the Project include acquiring the Department of Environment and Science's approvals for the amendment to the Environmental Authority for the dredging activity. This anticipated by 28 May 2018. Dredging is not scheduled to commence until the first week in July 2018.

As per the environmental approvals, dredging must occur during the specified periods stated to ensure minimal impact on the marine and coastal environments.

**Implementation**

Work as detailed in this report will continue.





**5 CONFIDENTIAL SESSION**

**5.1 BUSINESS PERFORMANCE**

**5.1.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - BRISBANE ROAD CAR PARK DEVELOPMENT**

**File No:** Council meetings  
**Author:** Manager Business Development  
Business Performance Group

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This report is confidential in accordance with section 275 (e) of the *Local Government Regulation 2012* as it contains information relating to contracts proposed to be made by Council.

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**5.2 ECONOMIC AND COMMUNITY DEVELOPMENT**

**5.2.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - SUNSHINE COAST INTERNATIONAL BROADBAND NETWORK PROJECT**

**File No:** Council meetings  
**Author:** Group Executive  
Economic & Community Development Group

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This report is confidential in accordance with section 275 (e) of the *Local Government Regulation 2012* as it contains information relating to contracts proposed to be made by Council.

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**6 NEXT MEETING**

Nil

**7 MEETING CLOSURE**