

MAROOCHYDORE CITY CENTRE PROJECT ROLES,

RESPONSIBILITIES AND AUTHORITIES

1. Sunshine Coast Council (Council)

The key **roles** of Council in the delivery of the Project are:

- Land owner
- Land developer
- Project financier
- Developed public realm asset owner.

The key **responsibilities and authorities** of Council in the delivery of the project are:

- Appointment and replacement of SunCentral board members
- Approval of the Maroochydore Priority Development Area Infrastructure Agreement for lodgment by SunCentral to MEDQ
- Approval of Stage Development Plans and related business cases
- Approval of Land Disposal Plans
- Approval of the annual Council budget for all costs incurred by Council for the Maroochydore City Centre Project
- Annual approval through Council's annual budget process of a Development Management Fee payable to SunCentral.

2. Minister for Economic Development Queensland (MEDQ)

The key **role** of MEDQ in the delivery of the Project is Assessment Manager.

The key **responsibilities and authorities** of MEDQ in the delivery of the project are:

- assessment and approval of
 - Infrastructure Agreement
 - Precinct plans
 - Community Development Plan
 - Operational Works (if applicable)
 - Reconfiguration of Lot
 - Car Parking Management Strategy
 - Material Change of Use.

3. SunCentral Pty Ltd (SunCentral)

The key **roles** of SunCentral in the delivery of the Project are to:

- Manage and administer development management services
- Achieve an appropriate balance between commercial and non-commercial functions

- Facilitate development of the Priority Development Area to:
 - attract investment and the sale of land on a commercial basis
 - aid the establishment of a 21st century regional city centre
 - create an identifiable city heart for the wider Sunshine Coast
 - deliver land to accommodate community and civic facilities
 - Enable delivery of key infrastructure and
 - Provide a catalyst for economic development.

The key **responsibilities and authorities** of SunCentral in the delivery of the project are:

- Provide advice to Council on the Project
- Provide development management services as contracted by Council including:
 - Infrastructure Agreement MEDQ approval process
 - Precinct Plans development and MEDQ approval process
 - Any further changes to the Development Scheme in the Priority Development Area
 - Any Reconfiguration of a Lot within the Priority Development Area
 - Any other application for approval under the relevant planning instruments
 - Development of Stage Development Plans and related business cases for submission to Council
 - Development of Land Disposal Plans for submission to Council
 - Land acquisition recommendations
 - Design works
 - Building works
 - Drainage works
 - Operational works
 - Plumbing works
 - Estate maintenance works
 - Advertising and marketing works
 - Sales management works
- Promote, facilitate, carry out and control the creation, disposal and management of Council owned land within the Maroochydore City Centre PDA
- Ensure the financial viability and statutory compliance of SunCentral Pty Ltd.

4. **Shareholders Reference Group (SRG)**

The key **role** of the SRG in the delivery of the Project is to act as Council's shareholder representative to SunCentral.

The key **responsibilities and authorities** of the SRG in the delivery of the project are:

- Manage the delivery by SunCentral of requirements under the Statement of Corporate Intent
- Undertake performance reviews of the SunCentral Board
- Oversight of the awarding of development services contracts with SunCentral for

- Development of Stage Development Plans
- Development of Land Disposal Plans
- Development and lodgement of planning instruments
- Provision of Development Services
- The marketing of land in accordance with Council approved Land Disposal Plans
- Approve any planning instruments for lodgement to MEDQ
- Approve contracts for the sale of specific parcels of land in accordance with Council approved Land Disposal Plans.

5. Technical Reference Group (TRG)

The key **role** of the TRG in the delivery of the Project is to manage and administer the technical design and specification of all constructed Council owned assets related to the Project.

The key **responsibilities and authorities** of the SRG in the delivery of the project are:

- Preparation of the Maroochydore City Centre PDA Infrastructure Agreement
- Define technical specifications for
 - Design works
 - Building works
 - Drainage works
 - Operational works
 - Plumbing work
 - Estate maintenance work
 - Electrical works
 - Telecommunications works
- Approve all design works completed by SunCentral.

6. SCC Project Superintendent

The key **role** of the SCC Project Superintendent is to manage the contractual arrangements between Council and SunCentral.

The **key responsibilities** of the SCC Project Superintendent are:

- Provide direct Council liaison with SunCentral for the day to day delivery of all contractual works
- Provide contract administration functions for all Council/SunCentral contracts
- Provide monthly project contract status reports to the SRG
- Recommend SunCentral development services contract progress payments for SRG approval.