

Agenda

Special Meeting (Region Making Projects)

Monday, 10 September 2018

commencing at 1:30pm

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 INFORMING OF PERSONAL INTERESTS****3.1 MATERIAL PERSONAL INTEREST**

Pursuant to Section 175C 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 CONFLICT OF INTEREST / PERCEIVED CONFLICT OF INTEREST

Pursuant to Section 175E 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.

The other Councillors must then decide

- (a) whether the Councillor has a real conflict of interest or perceived conflict of interest in the matter and
- (b) if they decide the Councillor has a real conflict of interest or perceived conflict of interest in the matter
 - (i) whether the Councillor must 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, or
 - (ii) that the Councillor may participate in the meeting in relation to the matter, including by voting on the matter.

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 - Automated Waste Collection System Map 15

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, including landscaping and drainage channel works, the part construction of the bridge over the Corso waterway, part Main Street Boulevard construction and the Civic Park tender.

Additionally, this report provides information on key milestones reached in relation to plan sealing, the issuing of titles, street naming for stage 1 and contractual announcements. Other more routine matters such as approval of the Foreign Resident Capital Gains Withholding Clearance Certificate by the Australian Taxation Office, is also advised.

An update is also provided on progression of the proposed amendments to the PDA Development Scheme and the approval of an exemption for disposal of land by lease.

The Aerodrome Road intersection works are progressing well and the project is currently forecast to be fully complete in late October 2018.

In relation to the Sunshine Coast Entertainment, Convention and Exhibition Facility, Council has been advised that it has successfully secured \$700,000 (inclusive of GST) of funding under the Queensland Government's Maturing the Infrastructure Pipeline Program (MIPP). As a result, the tender was released on Saturday 25 August 2018 and it is due to close on 11 September 2018. Following this, tender evaluation and award is expected to occur by mid October 2018.

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

Corporate Plan Goal: *An outstanding organisation*

Outcome: We serve our community by providing this great service

Operational Activity: 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
- Maroochydore City Centre Co-Ordination Group

External Consultation

SunCentral Maroochydore CEO, John Knaggs and Project Staff
Department of Transport and Main Roads, Maroochydore
Department of State Development, Manufacturing, Infrastructure and Planning
Telecommunications Utilities such as Telstra, Optus etc.
Maroochydore Revitalisation Association
General Public and Business Trader Community

Community Engagement

- A Community Engagement Plan has been developed for the Aerodrome Rd Intersection upgrade project in conjunction with the Maud Street intersection upgrades for consistency of messaging around these three key Maroochydore Intersection upgrade projects. A dedicated 1800 number has been setup for the project, in addition to a webpage which is updated as the project progresses.

- Community engagement to-date has involved doorknocking and face-to-face meetings with residents and business owners of the surrounding areas, and issuing regular newsletter updates with information such as proposed changes to road configurations and anticipated construction phasing.
- Newsletters are typically issued every few months or when major milestones have been completed. Short-form construction updates are also issued as per typical procedures to advise of extra-ordinary works such as nightshift, lane closures/detours, asbestos removal etc.

PROPOSAL

A high-level summary of the more significant project delivery activities undertaken in the reporting period (April to June 2018 inclusive) is provided below:

Stage 1A main civil / subdivisions works – Progress on the main Stage 1A civil works continues in line with the current construction schedule with the main civil, electrical and landscaping works to be completed in October 2018. Works presently taking place include the remaining roadway kerbs and associated civil work including footpath paving, electrical and other services, street pole installation, street tree preparations and planting.



Stage IA Works



Stage 1A street tree plantings



Stage 1A footpath paving and street plantings



Stage 1A installation of street lighting

Upcoming stages – the revetment wall /landscaping and drainage channel works are due for commencement in September 2018, pending final design approval and the waterway works approval to issue from the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP). The estimated time frame for these works is:

- Final design approval by DSDMIP and finalisation of procurement - completed
- Construction commencement - September 2018
- Estimated construction completion - Mid 2019.

Installation of the AWCS pipework is approximately 95% complete for this stage with the majority of remaining work focused on the pipeline connection from Stage 1A1 to the transfer station site south of the Corso waterway. Civil construction work for the AWCS transfer station site is expected to be complete in September 2018, with the actual transfer station building construction to commence thereafter.

The Main Street Boulevard Bridge involves the part construction of the bridge over the Corso waterway to enable the crossing for the sewer rising main and the AWCS pipeline. Dependent on weather and materials procurement, the works are scheduled for completion at the end of 2018.

Additionally, the Main Street Boulevard / Civic Park - This work involves the construction of Main Street Boulevard from adjacent to Lots J1 and J2 to the bridge crossing of the Corso; and the construction of the adjoining Civic Park between Main Street Boulevard and Horton Apartments. These works are expected to be tendered for construction in early 2019 following detailed design development through the balance of this year.

Other Matters - The last quarter of the 2017/18 financial year was a significant milestone in the progress of the Maroochydore City Centre Project. Registration and issue of title (plan sealing) for development lots and road reserve in Stages 1A and 1B occurred, the first land sale was recognised and media announcements were made in relation to a contract signed with local developers Evans Long for a commercial building. Additionally, on 18 July 2018, the first street names for stage 1 of the Maroochydore CBD were publicly announced.

The contract of sale process is continuing to be refined as key issues emerge. Other more routine and house-keeping matters were undertaken including approval by the Australian Taxation Office of a Foreign Resident Capital Gains Withholding Clearance Certificate.

Recent changes to the Governance Structure have been approved to support a single Maroochydore CBD Coordination Group to be established within Council to improve quarterly reporting from SunCentral Maroochydore Pty Ltd.

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

A number of initiatives are underway to facilitate the planning and implementation in relation to the Maroochydore City Centre project. Considerable progress continues to be made in relation to a range of matters as follows:

- the proposed amendments to the PDA Development Scheme have now been forwarded to the Minister for Economic Development Queensland (MEDQ); and
- On the 14 August 2018, the Minister for Local Government granted an exemption under Section 236(1)(f) of the Local Government Regulation 2012 for the disposal of Council owned land in Precincts 2, 3 and 6 of the Maroochydore Priority Development Area by way of a lease (either development lease(s) or long-term lease(s)).

MAROOCHYDORE CITY CENTRE – DESIGN AND CONSTRUCTION

Considerable progress continues to be made on a wide range of elements, including:

- The Aerodrome Rd Project, opening of traffic lanes is now scheduled for late September 2018;
- This traffic lane opening date is aligned to the major road openings within the MCC project, which has also been impacted by some delays. Work is occurring between Council, SunCentral and respective communication teams to begin to plan a coordinated project opening;
- The MCC - Stage 1A civil, electrical and landscape works are scheduled to be completed by September/October 2018. Furthermore, the collection station site pad works is scheduled to be delivered by October 2018 for handover to the AWCS collection station building contractor for completion in late 2019;
- The Sewerage Pump Station well is 95% complete and the Sewer Rising Main is 70% complete. SunCentral are responsible for managing the pump station building and fit out which is currently out for tender.

AERODROME ROAD INTERSECTION UPGRADE

Construction of this key intersection is now fifteen (15) months progressed after commencing in April 2017. The project is currently forecast to be opened in late October 2018.

All of the services and underground infrastructure has been installed across the entire site. Achieving this major milestone means that all works from this point on will be bringing the project 'out of the ground, resulting in a positive aesthetic improvement of the project site.

All civil works on the north-west corner (KFC Frontage) of Aerodrome Road and First Avenue are now complete. The installation of the new traffic light mast arms in this area has been installed and are fully commissioned. Final planting in this area will be undertaken once irrigation is reticulated throughout the entire site near the end of the project.

The northern road verge of Aerodrome Road (Battery World Frontage) has been partially completed.

Southern verge civil works on Aerodrome Rd have progressed over the past few months but have been hampered by unseasonal inclement weather. This work also required the re-routing of pedestrians through a new temporary footpath which was implemented smoothly and has been working well. Most of the Southern verge works were completed during the day and recent nightworks have commenced to construct the asphalt and centre median islands on Aerodrome Rd which are now 60% complete, under the careful management of traffic capacity being monitored in conjunction with the Department of Transport and Main Roads.

SUNSHINE COAST ENTERTAINMENT, CONVENTION AND EXHIBITION FACILITY

Council has been advised that it has successfully secured \$700,000 (inclusive of GST) of funding under the Queensland Government's Maturing the Infrastructure Pipeline Program (MIPP). As a result, the tender was released on Saturday 25 August 2018 and it is due to close on 11 September 2018. Following this, tender evaluation and award is expected to occur by mid October 2018.

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 17 May 2018 (SM18/4)

That Council

- (a) *receive and note the report titled "Maroochydore City Centre Update"*
- (b) *resolve that an application be made to the Minister for Local Government seeking an exemption under section 236 (1)(f) of the Local Government Regulation 2012 for the disposal of Council owned land by lease within Precincts 2, 3 & 6 of the declared Maroochydore Priority Development Area, to enable commercial direct dealings*
- (c) *resolve that a further application be made to the Minister for Local Government seeking an exemption under section 236 (1)(f) of the Local Government Regulation 2012 for the disposal of Council owned land by sale and/or lease within Precincts 4, 5 and 7 of the declared Maroochydore Priority Development Area, to enable commercial direct dealings*
- (d) *request that the Minister for Economic Development Queensland initiate the process for the proposed amendment to the Development Scheme for the declared Maroochydore Priority Development Area and delegate the relevant plan making functions in sections 58,59 and 61 of the Economic Development Act 2012 to Council in respect of the proposed amendment and*
- (e) *delegate to Chief Executive Officer to make any necessary amendments to the documentation outlined in (b), (c) and (d) above and to seek any other approvals which may be required, to enable the delivery of optimum outcomes agreed for the Maroochydore Priority Development Area.*

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 July 2018.

Critical Dates

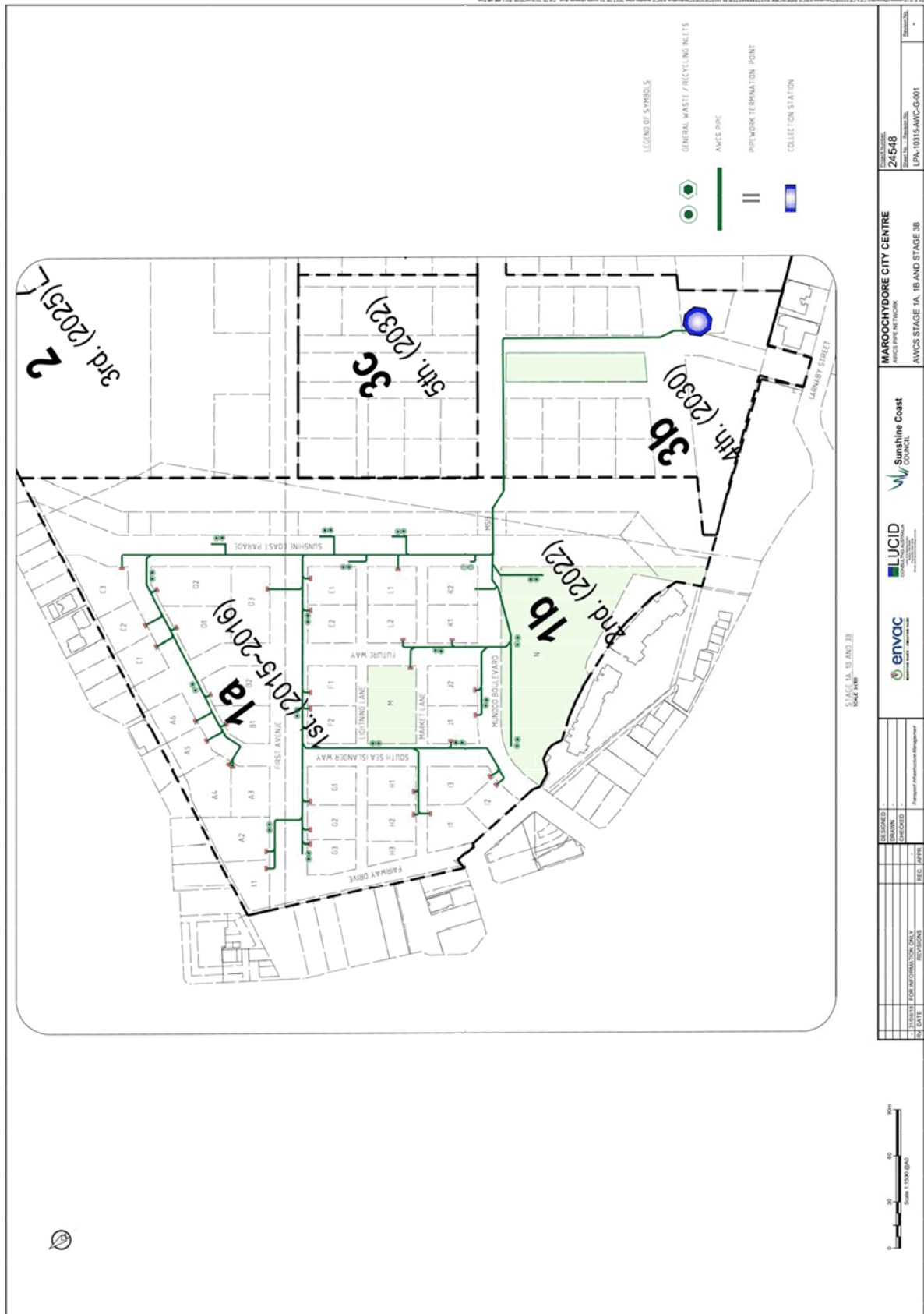
MCC – Civil Works State 1A2 Construction Completion – September 2018

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 Maroochydore Pty Ltd and continue to work within the adopted Charter and Governance Model.



5 CONFIDENTIAL SESSION**5.1 BUSINESS PERFORMANCE****5.1.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - CITY HALL**

File No: Council Meetings
Author: Manager Property Management
Business Performance Group

This report is confidential in accordance with section 275 (h) of the *Local Government Regulation 2012* as it contains information relating to other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

5.2 OFFICE OF THE CEO**5.2.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - MAROOCHYDORE CITY CENTRE UPDATE**

File No: Council meetings
Author: Project Director
Office of the CEO

This report is confidential in accordance with section 275 (h) of the *Local Government Regulation 2012* as it contains information relating to other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

5.3 LIVEABILITY AND NATURAL ASSETS**5.3.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - MAROOCHYDORE CITY CENTRE - PROPOSED RECYCLED WATER INITIATIVE**

File No: Council Meetings
Author: Principal Engineer
Liveability & Natural Assets Group

This report is confidential in accordance with section 275 (h) of the *Local Government Regulation 2012* as it contains information relating to other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

5.4 BUILT INFRASTRUCTURE**5.4.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - SUNSHINE COAST AIRPORT EXPANSION PROJECT UPDATE****File No:** SCAEP Quarterly Report**Author:** Project Director (Sunshine Coast Airport Expansion)
Built Infrastructure Group

This report is confidential in accordance with section 275 (h) of the *Local Government Regulation 2012* as it contains information relating to other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

5.5 ECONOMIC AND COMMUNITY DEVELOPMENT**5.5.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - SUNSHINE COAST INTERNATIONAL BROADBAND NETWORK PROJECT****File No:** Council meetings**Author:** Group Executive
Economic & Community Development Group

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.

6 NEXT MEETING**7 MEETING CLOSURE**