

**NOTICE OF MOTION**

**SUBMITTED BY COUNCILLOR:** Councillor Greg Rogerson

**COUNCIL MEETING:** Ordinary 19 March 2020

I hereby notify of my intention to move the following motion at the Ordinary Meeting to take place on Thursday 19 March 2020:

That Council:

- (a) Acknowledges receipt of the Submission and Overview Documents as attached both dated 6 March 2020 from Innovative Planning Solutions on behalf of the developer, JLJL Pty Ltd (Formosa Family) in regards to the Development Permit for a Material Change of Use ( Shopping Complex) – Stage 1 MCU16/0284 and the Preliminary Approval Overriding the Planning Scheme – Stage 2 MCU16/0284;
- (b) Resolve to support the cost sharing arrangement for a roundabout at Caplick Way, Napier Road and Cook Street, Eumundi intersection, generally in accordance with the Callaghan and Toth Engineering drawing No. 1515-07 dated February 2020, and
- (c) Resolve that there be a cost sharing arrangement proportioned 50/50 on the basis that the said roundabout is an extremely important piece of community infrastructure with benefits to the Eumundi township and its residents, that extends beyond the proposed development site;
- (d) Resolve to consider the allocation of funding for the said roundabout in the forthcoming 2020/2021 budget deliberations to a maximum of \$500,000

11 March 2020

  
.....  
Councillor

.....  
Date

To all Councillors and Directors

I hereby notify that Councillor G Rogerson intends to move the motion as shown above at the Ordinary Meeting to be held on Thursday 19 March 2020.

  
.....  
A/Chief Executive Officer

11 March 2020

.....  
Date

## **COUNCILLOR COMMENT**

This Notice of Motion has been put forward to provide certainty regarding Council's commitment to a cost sharing arrangement for the delivery of a much needed roundabout at the intersection of Caplick Way, Napier Road and Cook Street in Eumundi, as this roundabout will be an important piece of community infrastructure that will provide benefits to the township that extend beyond the development site. It is requested that funding be allocated in the 2020/2021 Council Budget to support a 50/50 cost sharing arrangement for the delivery of this roundabout.

### **Other relevant support points**

- The developer is prepared to build the roundabout up front as part of its Stage 1 development to ensure quick delivery of this infrastructure. This is on the premise that Council agrees to pay 50% of the cost upon completion of the roundabout works.
- The roundabout will significantly improve traffic and safety conditions in proximity to the Eumundi State School which is in the process of expanding. This will be achieved by slowing down traffic, allowing an intersection where the school buses can turn, incorporating pedestrian refuges and widened footpaths on all roundabout approaches.
- The roundabout will improve traffic and pedestrian safety issues for visitors to the Eumundi markets.
- The proportional traffic contribution of the developer is only a maximum of 31% for all stages, however the developer has offered to pay for 50%.
- The intersection has been historically designed and planned for delivery solely by Council but was shelved at the prospect of a developer delivering the roundabout. This has not occurred due to the cost prohibitive nature of providing a roundabout for access to the site.
- The developer has alternative traffic access solutions for Stage 1 of their development (a right hand turn in from Caplick Way), however would prefer to deliver the most optimum traffic solution, that being the roundabout.
- Failure to enter into a cost sharing arrangement would force the developer to revert to the sub optimal right hand turn solution and would be a missed opportunity for Council and the community.
- The roundabout design requires some of the developer's land (approximately 250sqm) to be dedicated for road reserve, this is proposed to be given by the developer at no cost, where a cost sharing arrangement is agreed.
- The roundabout is proposed to be generally in accordance with the Callaghan & Toth drawing 1515-07 dated February 2020.
- The cost of the roundabout has been estimated at \$992,320.20 meaning the value of a 50% contribution would be \$496,160.10.

6 March 2020

## COMMUNITY BENEFIT AND COST SHARING OFFER SUMMARY

Proposed roundabout at Caplick Way, Napier Road and Cook Street, Eumundi intersection

The following is an overview of the community benefits that stand to be recognised by the roundabout along with the proposed developer cost sharing proposal. Additional detail and background regarding this proposal is provided in the detailed proposal submitted alongside this overview.

### COMMUNITY BENEFITS

1. **Improvement of traffic and safety conditions in proximity to the Eumundi State School and provision of enhanced traffic capacity for school upgrades** – the roundabout will remedy existing traffic and safety conditions around the Eumundi State School and assist in minimising further congestion and safety issues associated with school upgrades.

The Eumundi State School is in the process of undertaking upgrades to increase the number of students from 583 in 2015 to 750 by 2022. These school upgrades are exempt by State legislation from requiring a development approval from Council meaning there is no opportunity to require the school to contribute to intersection improvements. As such, the burden of providing such community infrastructure typically falls to the local authority.

The roundabout proposes to remedy these pre-existing issues as well as future proofing this intersection in light of the upgrades that are proposed. Particular issues of concern around the school are the following:

- a) Currently school buses perform illegal u-turns at this intersection during drop off and pick up times as there is no other suitable way of turning the buses in this location. The proposed roundabout has been sized so that it can accommodate buses turning at the roundabout.
- b) The roundabout design incorporates pedestrian crossing islands on all intersection approaches to ensure a much safer pedestrian outcome for users (particularly parents and children during drop off / pick up times).
- c) Widened pedestrian footpaths are also proposed on the approaches to the intersection to improve pedestrian safety around the intersection.
- d) The roundabout will assist in slowing down approaching traffic around the roundabout when compared to the current intersection which does little to promote traffic calming past the school.



2. **Improvement of traffic conditions for visitors to Eumundi (particularly on market days)** – Eumundi currently sees a substantial influx of traffic on market days with approximately 20,000 visitors to the township each week on Wednesday and Saturdays. The roundabout will enhance the visitor experience to the Eumundi markets which is currently dampened by traffic congestion, parking shortages, accessibility and pedestrian safety deficiencies at the northern end of town. The roundabout will alleviate congestion and promote safety by ensuring a more functional intersection when compared to the current unsignalised intersection which is challenging to navigate during busy periods (particularly for visitors who are unfamiliar with the area).
3. **Opportunity to secure important piece of community infrastructure at significantly reduced cost** – The developer has the ability to gain direct access to Stage 1 of their development from Caplick Way, however would prefer to deliver the optimum traffic solution to benefit the development and broader community. In the event that Council is not willing to enter a cost sharing proposal, the developer will be forced to provide the alternative right turn access into the site which will only cater to development traffic. Ultimately it is the broader community who will miss out on the benefits of this important piece of infrastructure and in the event that Council seek to build this roundabout in the future, they will be required to pay the full cost of the roundabout and seek resumption of the land dedication required from the Our Village site. This would be a ‘lost opportunity’ for the community.

#### **COST SHARING OFFER**

Traffic reporting prepared for the Our Village Proposal (Council approval reference: MCU16/0284) indicates that the amount of developer traffic using the proposed roundabout will be a maximum of 31% for all stages.

Despite the developer’s traffic contribution not exceeding 31%, the developer is willing to enter into a cost sharing arrangement with Council to cost share 50% of the proposed roundabout costs. In addition to cost sharing the roundabout, the developer is willing to dedicate (at no cost) the land required to accommodate the roundabout.

The developer would be prepared to build the roundabout upfront as part of its Stage 1 development, provided Council agrees to pay 50% of the cost upon completion of the roundabout works. The roundabout has currently been costed at \$992,320, therefore the developer is willing to bear 50% of the costs (\$496,160) if Council agrees to bear the remaining 50%. This offer remains valid for a period of 18 months.

6 March 2020

Our Reference: 251

Sunshine Coast Council

BY EMAIL TRANSMISSION

mail@sunshinecoast.qld.gov.au

**Re: Community Benefit Analysis and Cost Sharing Proposal in relation to roundabout at Caplick Way, Napier Road and Cook Street, Eumundi intersection**

This correspondence is intended to:

1. Outline the community benefits to ensue from provision of a roundabout in this location; and
2. Propose a cost sharing arrangement for delivery of the roundabout.

The history and background detailing why a roundabout is a sensible traffic solution in this location has been the subject of previous submissions to Council. The following new supporting information is appended to this correspondence:

<b>Attachment 1</b>	Locality Plan
<b>Attachment 2</b>	Aerial plan of existing intersection
<b>Attachment 3</b>	Roundabout Design Plan
<b>Attachment 4</b>	Roundabout Cost Estimate
<b>Attachment 5</b>	Stage 1 Approved Site Plan
<b>Attachment 6</b>	Stage 2 Approved Indicative Master Plans

## 1. LOCATION OF EXISTING AND PROPOSED INTERSECTION WORKS

Included at **Attachment 1** is an Aerial Plan showing the existing 'intersection' in this location. **Attachment 2** is a Locality Plan showing the proposed roundabout in the context of its surroundings (adjacent to the development site, Police Station and Eumundi State School). **Attachment 3** is the Roundabout Design Plan that is subject of this proposal.

## 2. COMMUNITY BENEFITS THAT WOULD RESULT FROM ROUNDABOUT

**Improvement of traffic and safety conditions in proximity to the Eumundi State School and provision of enhanced traffic capacity for school upgrades** – the roundabout will remedy existing traffic and safety conditions around the Eumundi State School and assist in minimising further congestion and safety issues associated with school upgrades.

The Eumundi State School is in the process of undertaking upgrades to increase the number of students from 583 in 2015 to 750 by 2022. These school upgrades are exempt by State legislation from requiring a development approval from Council meaning there is no opportunity to require the school to contribute to intersection improvements. As such, the burden of providing such community infrastructure typically falls to the local authority.

Pedestrian safety in proximity to the school is a serious issue for the community as:

- a) Caplick Way is a wide road with school parking available on the western side of Caplick Way. A number of parents currently park in Cook / Ward Street then traverse this stretch of road which does not currently have any traffic calming devices or pedestrian refuges.
- b) Whilst a pedestrian crossing across Caplick Way is located at the formal entry of the School for school drop off and pick up times, school parents and children still cross the busy intersection area to access Cook street and the surrounding local roads.
- c) As no additional car parks are proposed as part of the State government upgrade to the school, there will be further pressure on neighbouring streets for car parks during school pick up and drop off times.
- d) There is no traffic calming infrastructure when approaching the school from the southern end of Caplick Way which is of material concern to the Eumundi State School as vehicles do not slow down at this location.

The roundabout proposes to remedy these pre-existing issues as well as future proofing this intersection in light of the upgrades that are proposed. Particular issues of concern around the school are the following:

- a) Currently school buses perform illegal u-turns at this intersection during drop off and pick up times as there is no other suitable way of turning the buses in this location. The proposed roundabout has been sized so that it can accommodate buses turning at the roundabout.
- b) The roundabout design incorporates pedestrian crossing islands on all intersection approaches to ensure a much safer pedestrian outcome for users (particularly parents and children during drop off / pick up times).
- c) Widened pedestrian footpaths are also proposed on the approaches to the intersection to improve pedestrian safety around the intersection.

- d) The roundabout will assist in slowing down approaching traffic around the roundabout when compared to the current intersection which does little to promote traffic calming past the school.

**Improvement of traffic conditions for visitors to Eumundi (particularly on market days) –** Eumundi Markets is one of Council’s largest tourism drawcards attracting 1.2million visitors to the markets each year. There is a substantial influx of traffic on market days with approximately 10,000 tourists visiting the township each week on Wednesday and Saturdays.

Council recognised as early as 2004 that the demand for visitor parking had grown significantly and with the influx of vehicles and pedestrians on Wednesdays and Saturdays which impacts the locality in terms of traffic congestion, parking shortages, disruptions to local access and increased potential for pedestrian accidents. Since 2004 there has been:

- (a) An increase in residential population as well as an increase in tourism numbers attending the markets;
- (b) Eumundi State School building a large facilities hall on the Napier Road frontage;
- (c) Two Eumundi visitor car parks accommodating up to 1100 cars on market days on the Napier Road frontage;
- (d) Eumundi Square development approved and built along the Napier Road frontage.

These factors (in aggregate) have worsened the effects of traffic congestion, pedestrian safety and accessibility issues at the Napier Road / Caplick Way intersection.

The proposed roundabout would deliver the following benefits for visitors to the Eumundi region:

- (a) New or wider pedestrian and bicycle linkages that are currently not available within the northern end of the township;
- (b) A safer and more efficient solution to the traffic congestion issues experienced on market days; and
- (c) Provides a safe pedestrian crossing for visitors parking at the northern end of the township on market days by the inclusion of pedestrian refuges on all approaches to the roundabout.

The upgrading of the intersection will improve visitor’s experience to the market by ameliorating several congestion and safety issues for both vehicle drivers as well as pedestrians.

**Opportunity to secure important piece of community infrastructure at significantly reduced cost**

– The developer has the ability to gain direct access to Stage 1 of their development from Caplick Way, however would prefer to deliver the optimum traffic solution to benefit the development and broader community. In the event that Council is not willing to enter a cost sharing proposal, the developer will be forced to provide the alternative right turn access into the site which will only cater to development traffic. Ultimately it is the broader community who will miss out on the benefits of this important piece of infrastructure and in the event that Council seek to build this roundabout in the future, they will be required to pay the full cost of the roundabout and seek resumption of the land dedication required from the Our Village site. This would be a ‘lost opportunity’ for the community.

**3. COUNCIL’S PREVIOUS COMMITMENT TO THE COMMUNITY TO BUILD ROUNDABOUT**

Sunshine Coast Council has previously committed itself to building as well as funding a roundabout at this location in Eumundi.

The intersection in question is the last of three intersections in Eumundi that required upgrades to allow for a safe and efficient transport network to cater for the township on heavily populated market days, as well as improving safety and efficiency for the community on non-market days.

In summary, Council’s previous commitment to funding and building the roundabout have been demonstrated by:

- a) Extensive community consultation regarding traffic safety and efficiency options for the township since approximately 2005 with 3 intersections requiring upgrades to provide the community with a safe, efficient and accessible transport network.
- b) Approving a change to the Eumundi Square development approval whereby the developer agreed to contribute a sum of \$22,000 plus GST towards Council’s costs of building the roundabout in lieu of a previous Department of Main Roads condition requiring the developer to build a right hand turn lane at the Napier Road leg of the intersection. DTMR’s condition was imposed on the developer prior to the road being ‘demanded’ given safety issues that needed to be addressed prior to the increase in traffic being generated from the Eumundi Square development.



- c) Detailed design and costings of the roundabout were performed by Council in or around 2005 with further detailed designs and costings performed in 2007 together with landscape plan completed as well as full estimate of costs to complete the project.
- d) The developer contribution of \$24,200 was received by Council in 2006 as per the changed condition of approval for Eumundi Square.
- e) Further community consultation in or around 2007 and 2010 when Council upgraded the intersection at the Caplick Way/Memorial Drive with an alternative to a roundabout at this location based on the Community's expectations that Council would upgrade the Caplick Way/Napier Road intersection to a roundabout.
- f) Detailed works were performed by Council up to 2008 including the approval of a purchase order to Energex in the order of \$77,000 for Energex design and relocation works to relocate a power pole at the intersection.
- g) A number of published articles by two previous local councillors confirming council's commitment to upgrading the intersection to a roundabout and that it was a priority for Council however there were delays from Council based on potential negotiations and contributions being sort from the previous developer of the site.
- h) In May 2008 Council officers note in an email *"ENERGEX had substantially completed the relocation works for the Eumundi Roundabout before I could stop them after becoming aware of the Butter Factory Redevelopment. I have agreed to let them finish and we will have to pay for the relations as per our original agreement. At least the work will be complete if the DA fails to materials or be approved"*.
- i) In a SCRC memo dated 3 March 2016 from Warren Bunker to the CEO and executive staff, Mr Bunker states *"It is reasonable to state that there have been past discussions and commitments to build a roundabout at this location as recently as six or seven years ago. The reasons for not proceeding are not clear however it is possible or likely that previous interest in developing the old Butter Factory site, bringing the potential for a development provided intersection upgrade, may have influenced that decision."*

- j) Cr Rogerson has attended a community meeting conducted by the developer regarding the development proposal and was again confronted regarding community's expectations that Council were to build the roundabout and why is council not contributing now when the developer has offered to pay 50% for it.

#### 4. COST SHARING OFFER

Traffic reporting prepared for the Our Village Proposal (Council approval reference: MCU16/0284) indicates that the amount of developer traffic using the proposed roundabout will be a maximum of 31% for all stages.

Despite the developer's traffic contribution not exceeding 31%, the developer is willing to enter into a cost sharing arrangement with Council to cost share 50% of the proposed roundabout costs.

In addition to cost sharing the roundabout, the developer is willing to dedicate (at no cost) the land required to accommodate the roundabout.

The developer would be prepared to build the roundabout upfront as part of its Stage 1 development, provided Council agrees to pay 50% of the cost upon completion of the roundabout works. The roundabout has currently been costed at \$992,320, therefore the developer is willing to bear 50% of the costs (\$496,160) if Council agrees to bear the remaining 50%.

If Council does not agree at this time, to a cost sharing arrangement with the developer and the roundabout is not built as part of this development it would represent a lost opportunity as if Council later decides to build the roundabout, Council may need to:

- a) Resume part of the developer's land towards the frontage of 1 & 3 Cook Street and pay compensation to the landowner; and
- b) Pay the full cost of the roundabout.

The developer has an alternative access solution for stage 1 being the right hand turn lane on Caplick Way overpass which will not ameliorate:

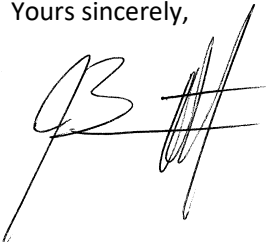
- a) Any of the safety, efficiency and accessibility issues raised by the community and the Eumundi State School; or
- b) The community's expectations based on previous commitments by Council to build a roundabout at this location.

As stage 2 of the development only has a preliminary approval, future development of stage 2 may not eventuate or it may not include sufficient density to warrant further discussions on contributions to a roundabout. Or alternative access arrangements for Stage 2 may be presented.

## 5. SUMMATION AND PATH FORWARD

We thank Council for its consideration of the proposal outlined herein and look forward to your response. We would be happy to have a follow up meeting to discuss the contents of this submission in further detail if required.

Yours sincerely,



James Brownsworth

**DIRECTOR**

**INNOVATIVE PLANNING SOLUTIONS**



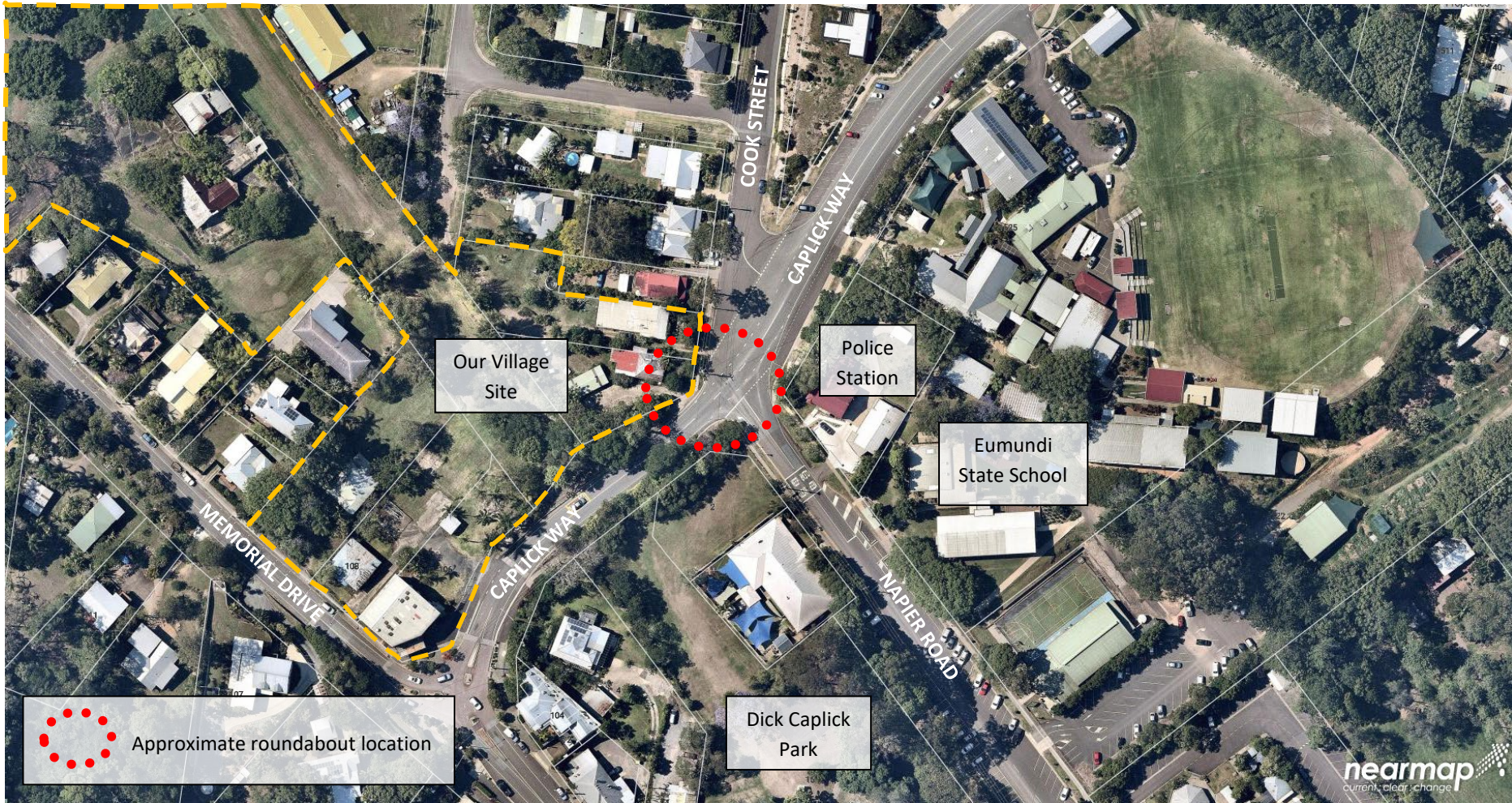
Pamela Davidson

**SENIOR TOWN PLANNER**

# Attachment 1

## Locality Plan





INNOVATIVE  
PLANNING  
SOLUTIONS

**Phone:** 07 5452 5207  
**Email:** info@ipsptyltd.com.au  
**Post:** PO Box 1043 Maroochydore QLD 4558  
**Web:** www.innovativeplanningsolutions.com.au

**Address:**  
Napier Road, Caplick Way and Cook Street, Eumundi





# Attachment 2

Aerial Plan of existing intersection



Aerial Plan of Existing Intersection



INNOVATIVE  
PLANNING  
SOLUTIONS

**Phone:** 07 5452 5207  
**Email:** info@ipsptyltd.com.au  
**Post:** PO Box 1043 Maroochydore QLD 4558  
**Web:** www.inovativeplanningsolutions.com.au

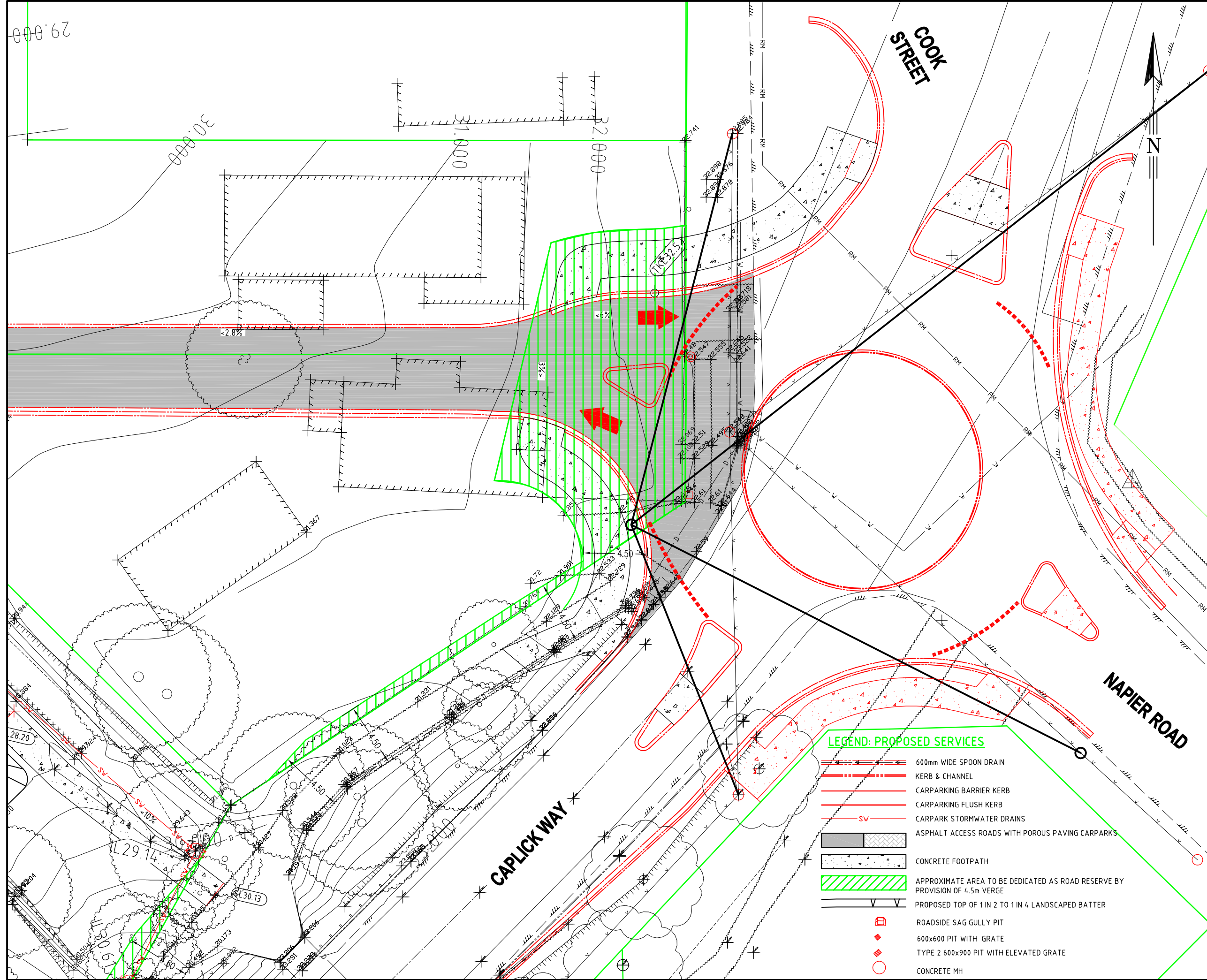
**Address:**  
Napier Road, Caplick Way and Cook Street, Eumundi





# Attachment 3

## Roundabout Design Plan



**Callaghan & Toth**  
 Civil, Environmental & Hydraulic Engineers  
 PO BOX 2305  
 NOOSA HEADS 4567  
 8/41 Sunshine Beach Road  
 Phone 54749081, Fax 54749041  
 www.callaghanandtoth.com.au

designed	ADT	datum	AHD DERIVED
drawn	BM		PSM *
checked	AH	Origin (B.M.)	RL *

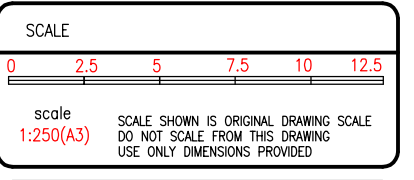
approved \_\_\_\_\_  
 SURVEYED BY  
**MAX WATTERSON & ASSOCIATES**  
 PHONE (07) 5442 6121

project  
**PRELIMINARY DRAINAGE, ACCESSES & CARPARK TO EUMUNDI VILLAGE AT COOK STREET EUMUNDI**

Client  
**LOUIS FORMOSA**

title  
**ROUNDBOUT ACCESS CONCEPT DETAIL PLAN**

**LOTS 4 & 5 on RP50595  
 LOT 6 on CG1676  
 LOTS 7 & 8 on RP852001  
 LOT 2 on RP151041  
 LOT 11 on CG1676  
 Parish of MAROOCHY  
 County of CANNING  
 SUNSHINE COAST COUNCIL  
 Locality of EUMUNDI**



no	revision details	date
I	REVISED BUILDINGS	11/16
J	AVOID ROOT ZONES	10/18
K	ADD PATH+RAMP	02/19
L	ADD RESUMPTION+ APPROX PATHS	02/20

FILES  
 COMPUTER DIRECTORY  
 X:\JOBS\CT\...

**FOR APPROVAL**

Sheet 7 of 8 sheets  
 drawing number  
**1515-07**  
 L  
 date FEB 2020

- LEGEND: PROPOSED SERVICES**
- 600mm WIDE SPOON DRAIN
  - KERB & CHANNEL
  - CARPARKING BARRIER KERB
  - CARPARKING FLUSH KERB
  - CARPARK STORMWATER DRAINS
  - ASPHALT ACCESS ROADS WITH POROUS PAVING CARPARKS
  - CONCRETE FOOTPATH
  - APPROXIMATE AREA TO BE DEDICATED AS ROAD RESERVE BY PROVISION OF 4.5m VERGE
  - PROPOSED TOP OF 1 IN 2 TO 1 IN 4 LANDSCAPED BATTER
  - ROADSIDE SAG GULLY PIT
  - 600x600 PIT WITH GRATE
  - TYPE 2 600x900 PIT WITH ELEVATED GRATE
  - CONCRETE MH

# Attachment 4

## Roundabout Cost Estimate



Callaghan & Toth Consulting Engineers Pty Ltd  
 ABN No. 45140292324  
 1.16/90 Goodchap Street Noosaville  
 P.O Box 2305 Noosa Heads 4567  
[www.callaghanandtoth.com.au](http://www.callaghanandtoth.com.au)

**Callaghan & Toth**  
 Civil, Environmental & Hydraulic Engineers



**PRELIMINARY ESTIMATE BASED ON PLAN (PLAN 1515-07L) FOR ROUNDABOUT AT THE  
 INTERSECTION OF NAPIER ROAD & CAPLICK WAY**

**PRINCIPAL** Louis Formosa  
**TENDERER** ESTIMATE  
**CONTRACT** ESTIMATE  
**DATE** 26/02/2020

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
<b>1</b>	<b><i>SITE ESTABLISHMENT &amp; TRAFFIC CONTROL</i></b>				
a.	TMP and Traffic Control	Weeks	20	\$3,000.00	\$60,000.00
b.	Site Establishment	Weeks	20	\$750.00	\$15,000.00
<b>2</b>	<b><i>CLEARING &amp; GRUBBING</i></b>				
a.	Clearing for sliplanes	Item	1	\$15,000.00	\$15,000.00
<b>3</b>	<b><i>DRAINAGE</i></b>				
a.	Supply & lay subsoil drainage including cleaning points	m	380	\$38.00	\$14,440.00
b.	Supply & lay new 300mm diameter FRC CL2 pipe	m	22	\$181.00	\$3,982.00
c.	Supply & lay new 375mm diameter FRC CL2 pipe	m	67	\$206.00	\$13,802.00
d.	Supply & place new gully pits	each	5	\$3,500.00	\$17,500.00
e.	Supply & place new manhole	each	1	\$3,600.00	\$3,600.00

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
<b>4</b>	<b>GRAVEL PAVEMENT FOR SLIPLANES</b> <u>NOTE:</u> Gravel quantities are calculated as solid measurements & are provisional subject to pavement design				
a.	Supply, place & compact <u>BASE Course Gravel</u> (100mm thick)	cu.m	14	\$165.00	\$2,310.00
b.	Supply, place & compact <u>SUB BASE Course Gravel</u> (150mm thick)	cu.m	23	\$150.00	\$3,450.00
c.	Supply, place & compact <u>CBR15</u> (200mm thick)	cu.m	30	\$100.00	\$3,000.00
<b>5</b>	<b>SURFACING</b>				
a.	Bitumen Seal	sq.m	1471	\$10.00	\$14,710.00
b.	Surface AC 50mm thick to extents of work	T	190	\$259.00	\$49,210.00
c.	AC deep lift subgrade replacement over roundabout	T	192	\$240.00	\$46,080.00
d.	profiling	hrs	10	\$530.00	\$5,300.00
<b>6</b>	<b>KERB &amp; CHANNEL</b>				
a.	Roundabout Kerb	m	55	\$200.00	\$11,000.00
b.	Median Kerb	m	327	\$80.00	\$26,160.00
c.	Road Kerb & channel	m	186	\$80.00	\$14,880.00
<b>7</b>	<b>MISCELLANEOUS</b>				
a.	Subgrade & pavement compaction testing	Item	1	\$10,000.00	\$10,000.00
b.	Saw cut existing bitumen	m	312	\$10.00	\$3,120.00
c.	Supply & Install Signs	Each	20	\$150.00	\$3,000.00
d.	Remove existing kerb and channel & footpath to landfill	cu.m	60	\$300.00	\$18,000.00
e.	Remove existing AC & gravel from roundabout area to stockpile	cu.m	90	\$220.00	\$19,800.00
f.	Sediment Fences	m	200	\$20.00	\$4,000.00
g.	Geotextile Sausages	Each	20	\$135.00	\$2,700.00

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
h.	Constructed 2.5m wide footpath	sq.m	278	\$130.00	\$36,140.00
i.	Topsoil, fertilizing & turf footpaths	sq.m	500	\$20.00	\$10,000.00
j.	Landscaping Island	Item	1	\$10,000.00	\$10,000.00
k.	Repair/Upgrade/Modify existing pedestrian or driveway ramps	Item	5	\$2,000.00	\$10,000.00
l.	Rock retaining walls	sq.m	30	\$400.00	\$12,000.00
<b>8</b>	<b>ROUNDABOUT ISLANDS INFILL</b>				
a.	Concrete median island 600mm wide	sq.m	207	\$90.00	\$18,630.00
b.	Concrete roundabout island	sq.m	78	\$120.00	\$9,360.00
<b>9</b>	<b>SERVICES RELOCATIONS</b>				
a.	Relocation Design	Item	1	\$6,000.00	\$6,000.00
b.	Water main & rising main relocation	Item	1	\$20,000.00	\$20,000.00
c.	Relocate overhead power poles	Item	1	\$100,000.00	\$100,000.00
d.	Telstra relocations (Provisional)	Item	1	\$10,000.00	\$10,000.00
<b>10</b>	<b>LINE MARKING</b>				
a.	Longitudinal line marking	m	560	\$1.50	\$840.00
b.	Transverse line marking	m	70	\$5.00	\$350.00
c.	Chevrons & arrows	sq.m	52	\$15.00	\$780.00
d.	Removal of line marking	m	200	\$5.00	\$1,000.00
e.	tactiles	sq.m	10	\$250.00	\$2,500.00
<b>11</b>	<b>LIGHTING</b>				
a.	Lighting design	Item	1	\$4,000.00	\$4,000.00
b.	Installation of crossing & roundabout lighting	each	6	\$10,000.00	\$60,000.00

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
12	<i>SURVEY</i>	Percent	2.5	\$434,080.00	\$10,852.00
13	<i>ENGINEERING DESIGN &amp; SUPERVISION</i>	Percent	7.5	\$434,080.00	\$32,556.00
Total Roads & Drainage (EX GST)					\$735,052.00
Contingencies 25%					\$183,763.00
GST					\$73,505.20
TOTAL (INC GST)					\$992,320.20

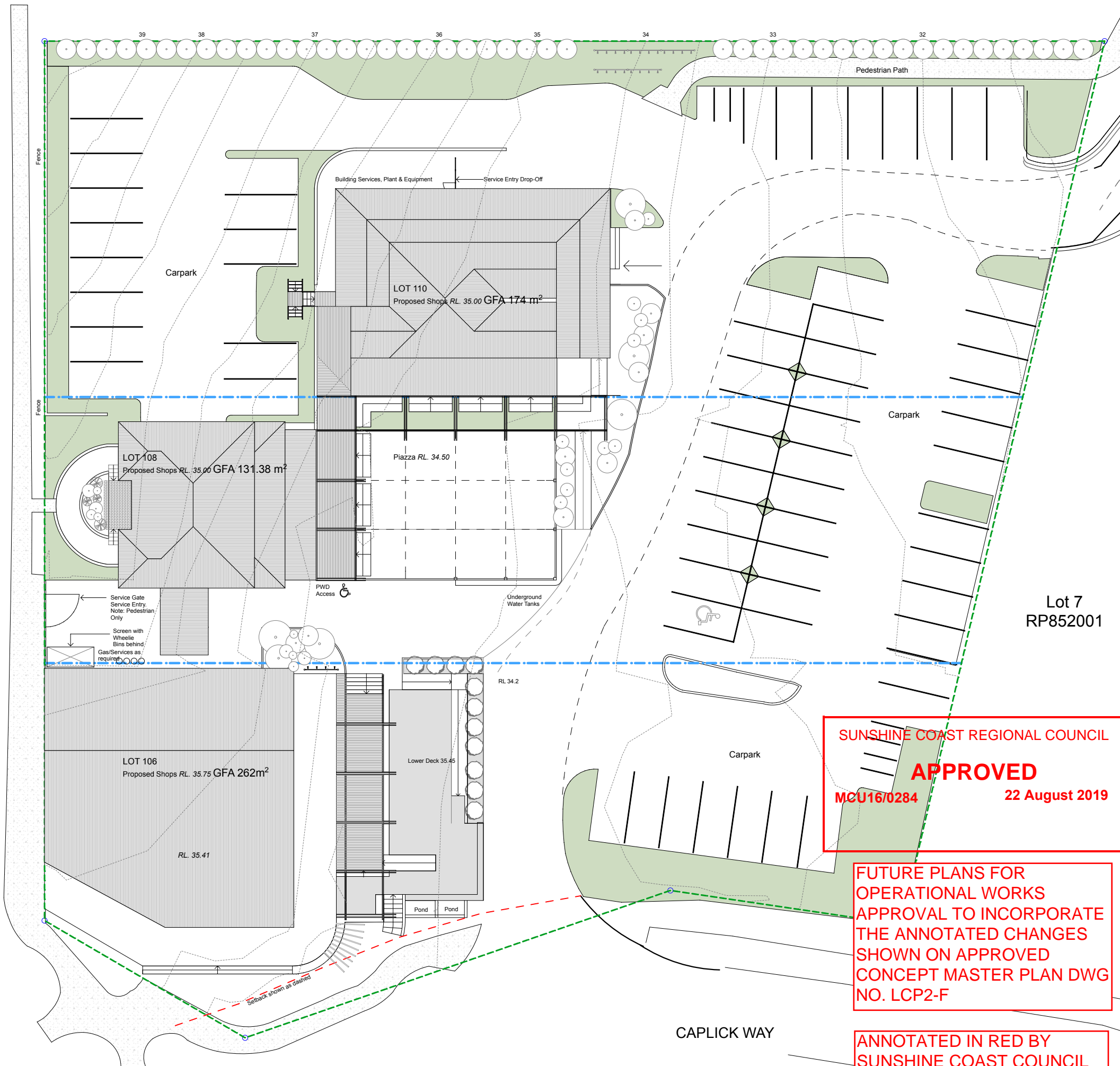
This Preliminary Estimate is subjected to detailed geotechnical site investigation and conditions imposed on the development by Council and are based on current expected private contract rates.  
 \*Contributions are to be confirmed by a quote from Council.  
 No allowance has been made for upgrading existing services external to the site.

# Attachment 5

Stage 1 Approved Site Plan



MEMORIAL DRIVE



**Town Planning**  
 RPD:  
 Parish: Maroochy  
 County: Canning  
 Local Govt: Sunshine Coast R.C.  
 Locality: Eumundi  
 Site Area: 4879m<sup>2</sup>

**Project Description**  
 Eumundi Village  
 Renovations to Detached Houses  
 on Lots 108 & 110  
 Renovations & Additions to existing  
 building on Lot 106

**Carparking**  
 6 motorcycle parking  
 20 Bicycle racks  
 61 Carparks  
 1 Disable Carpark  
 1 Loading bay

**Landscaping**  
 671m<sup>2</sup> (13.75%)

**Site Cover Area**  
 1227m<sup>2</sup> (25%)

**Bins**  
 12 Wheelie Bins  
 1 Cardboard recycling Bin

**Max Building height**  
 Heights 8.5m

**Toilets and Amenities**  
 4 Toilets  
 1 Shower  
 1 PWD/Parents Room  
 Lockers

**NOTE:**  
 Refer Callaghan & Toth  
 Engineering for Carpark and  
 Access Details.  
 Refer to James Birrell Landscape  
 Architect for Landscape Plans

	Existing GFA	Proposed GFA	Proposed GLA
106 GF	317m <sup>2</sup>	261m <sup>2</sup>	253m <sup>2</sup>
106 1st F	55m <sup>2</sup>	157m <sup>2</sup>	N/A
108 GF	128m <sup>2</sup>	131m <sup>2</sup>	125m <sup>2</sup>
108 1st F		125m <sup>2</sup>	112m <sup>2</sup>
110 GF	125m <sup>2</sup>	173m <sup>2</sup>	155m <sup>2</sup>
110 1st F		186m <sup>2</sup>	130m <sup>2</sup>
Total	625m <sup>2</sup>	1033m <sup>2</sup>	785m <sup>2</sup>

ISSUE

A	Design Documentation
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AMENDMENTS

24/09/2015	GFA
25/09/2015	Column placement, DD details
29/09/2015	GFA
06/10/2015	Preliminary Council Site Plan
09/10/2015	Design Documentation
13/10/2015	Design Documentation
14/10/2015	Design Documentation Site Plan Roundabout addition
10/02/2016	Site Plan addition, GLA
08/03/2016	Council Submission
31/08/2016	Elevations
21/11/2018	Street Frontage Revision

CLIENT  
 Formosa, Eumundi Village

PROJECT  
 Eumundi Village - DA Issue

DRAWING  
 CD100 - Site Plan

106, 108 & 110  
 Memorial Drive  
 Eumundi  
 Lot 6 CG1676  
 Lot 5 5RP50595  
 Lot 4 RP50595

DRAWN JH, DH + TY  
 DATE 29/08/2016  
 SCALE 1:300 (A3 Paper)  
 NO. 1508

**ROBINSON ARCHITECTS**  
 67 MEMORIAL DRIVE,  
 EUMUNDI QLD 4562  
 Ph. (07) 5442 8566  
 www.robinsonarchitects.com.au





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 DO NOT SCALE OFF DRAWINGS.  
 Refer any discrepancies to Architect and verify all dimensions on site.

# Attachment 6


## Stage 2 Indicative Master Plans



**LEGEND**

-  Proposed commercial buildings (Precinct 1)
-  Proposed road/carparking
-  Proposed open space, recreation, community gardens
-  Detention basin

 Proposed landscape and acoustic buffer to residential properties

 Indicative pedestrian & bicycle network through to surrounding streets

 Existing Butter Factory buildings

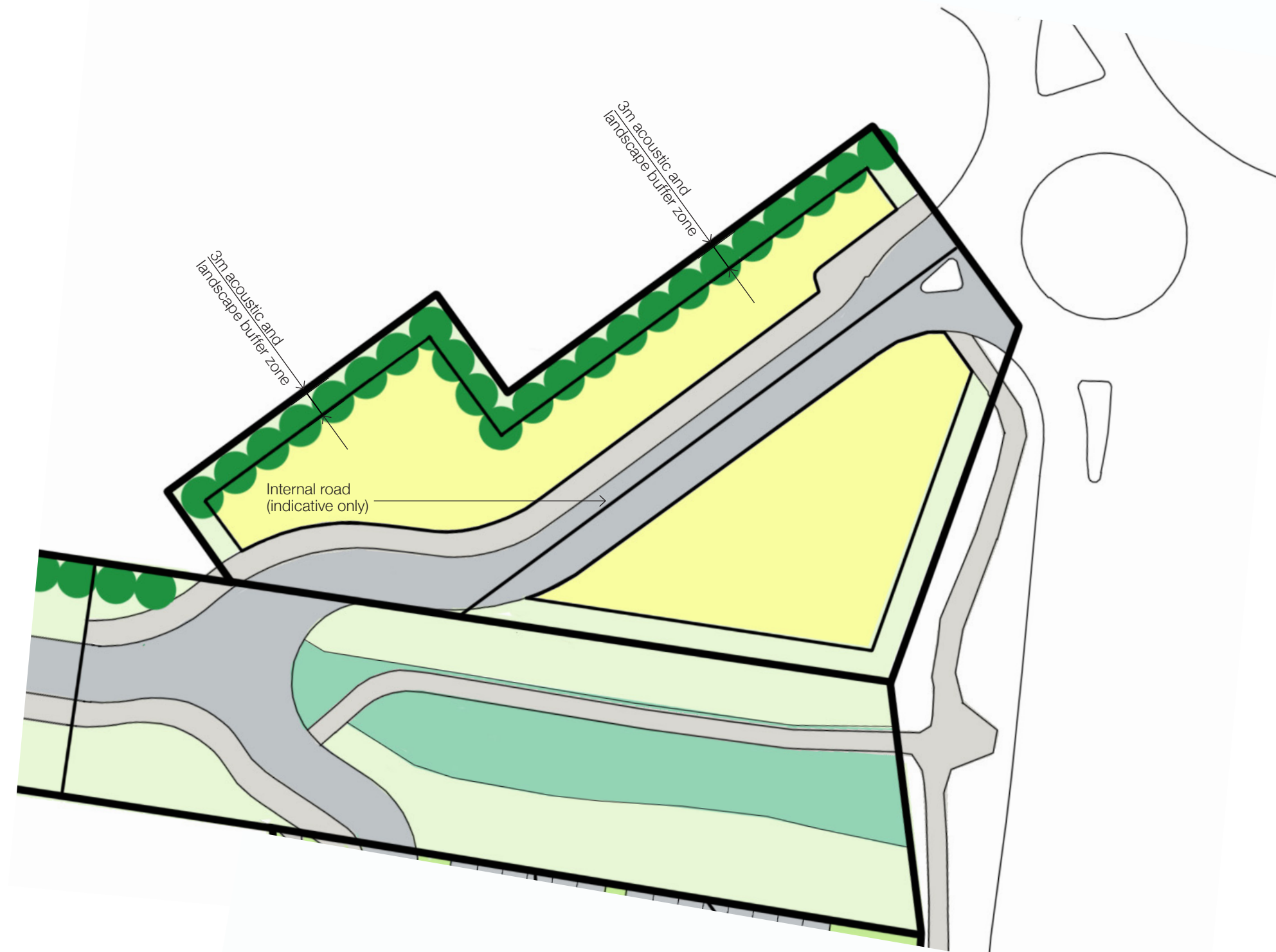
**1** Precinct 1 Commercial

**2** Precinct 2 Cook Street

**3** Precinct 3 Butter Factory

**4** Precinct 4 Open Space







LEGEND

 Precinct 2 Indicative Development Area

 Indicative road location

 Indicative ped/cycle path

 Acoustic and landscape buffer

*Exact road alignment and location of pedestrian pathways/other infrastructure is indicative only and subject to future detailed design*








LEGEND

 Precinct 3 Indicative development Area

 Indicative road location

 Indicative ped/cycle path

 Acoustic and landscape buffer

 Existing Butter Factory buildings

*Exact road alignment and location of pedestrian pathways/other infrastructure is indicative only and subject to future detailed design*

