

**8 REPORTS DIRECT TO COUNCIL****8.16 MAROOCHYDORE CITY CENTRE UPDATE**

<b>File No:</b>	<b>Council Meetings</b>	
<b>Author:</b>	<b>Portfolio Director, Major Projects Office of the CEO</b>	
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**PURPOSE**

The purpose of this report is to:

- provide an update on the activities occurring between the period September – November 2019 (part Q1 & part Q2) of 2019/20 financial year for the Maroochydore City Centre Project and
- provide the background and alternative delivery options for Council's consideration in regards to its obligations to deliver off-site public car parking in the Maroochydore City Centre as prescribed in the Maroochydore City Centre Infrastructure Agreement 2017.

**EXECUTIVE SUMMARY**

This report provides an update on the activities occurring between the period September – November 2019 (part Q1 & part Q2) of 2019/20 financial year for the Maroochydore City Centre Project and provide the background and recommendations on the alternative delivery options for Council's obligations to deliver off-site public car parking in the Maroochydore City Centre as prescribed in the Maroochydore City Centre Infrastructure Agreement 2017.

The SunCentral CEO Quarterly Report and provides a high-level summary of the more significant project delivery activities undertaken in that time. SunCentral continues to finalise design and construction works across Precinct 3. In this regard, the on-maintenance for the civil works for Stage 1A1 is expected to be issued in late 2019. Completion of the sewer pump station, including façade treatment, sewer rising main and connection is programmed to be completed and commissioned for Dec 2019 and works are now complete on the Corso East Stage 1A2 with on-maintenance inspections scheduled for December 2019. The tender for Stage 1C1 including AWCS connection to Transfer Station closed in late October with submissions received. These submissions are currently being assessed by SunCentral.

Marketing, communication and engagement activities over the reporting period has included contacts with a number of key targets and stakeholder groups. The digital marketing campaign continues to generate solid traffic to the website along with several leads that are being progressed. Local traditional advertising regarding the project and leasing / sales opportunities has continued through My Weekly Preview campaign.

The MET activation area on First Avenue, plays a central role within the project's engagement plan by providing a range of opportunities, resources and participation mechanisms for community, government and business to connect into and play a role in building our new city. In supporting this, the Expression of Interest has opened for artists

interested in creating works that respond to the new city centre. Currently on display on the hoarding is an exhibition by Nicole Voevodin-Cash titled *LANDscans – Landscapes of Natural and Unnatural Beauty*.

In addition, an Expression of Interest for the artist in residency is currently being undertaken.

At the Shareholder Representative Group Meeting held on the 2 December 2019, SunCentral advised that their highest priority at present, is the provision of public off-street car parking. SunCentral has proposed an adjustment to their works program to deliver an interim 'at grade' public car park within their existing budget, this financial year.

SunCentral presented Council with an Expression of Interest from a proponent for a 342 space multi-deck car park on Lot 110 on SP305312 (also known as Lot H2). In assessing the proposed multi-deck proposal, comparative analysis has been undertaken for a Council delivered multi-deck. The Council delivered option provides a more favourable result to Council and it is recommended that Council formerly advise SunCentral Maroochydore Pty Ltd that the proposal submitted by the proponent for the multi-deck public car park be declined and that Council proceed with the planning for a Council delivered multi-deck public car park in the financial year 2023/24.

In the interim, it is proposed that Council approve SunCentral to deliver an interim 'at grade' public car park (comprising approximately 210 spaces) on undeveloped Lots 11 and 12 (also known as Lots L1 & L2 and Lots K1 & K2) during the current financial year. With the known and proposed developments in the PDA, the interim public car park will satisfy the Infrastructure Agreement (IA) requirements until June 2024.

The estimated cost of this interim car park, including a chain mesh fence and solar lighting, is approximately \$512,600 excluding GST. A further \$70,000 is estimated for equipment and technology to enable charging of parking fees.

It was also requested by the Shareholder Representative Group that the "J" Lot/s (now known as Lot 201 on SP305312) be used for temporary construction worker parking given the totality of building and construction activity that will be occurring in the coming years within Precinct 3.

There has been considerable focus on governance matters arising from the action items identified as part of the 3 June 2019 approved *SunCentral Maroochydore Governance Review Action Plan*. Most of the items have been completed since the last reporting period including the adoption by the SunCentral Board of a new *Statement of Corporate Intent*. Approval of a new streamlined governance framework and the creation of a *Risk Appetite Statement (RAS)* for the project.

The public and private Automated Waste Collection System (AWCS) infrastructure (Collection Station and Pipe Installation Delivery Component) are progressing on site with Stage 3B (Pipe connection from 1A1 to the Collection Station) and Stage 1B pipe and pit tenders currently under evaluation with construction planned to be started in January 2020.

Building works are progressing on the Collection Station, but have been impacted by plant and equipment installation methodology reviews. This is highly complex with construction risk and very tight tolerances (also first time in Australia). Additional 3d pipe modelling has been required. Expected project completion is now early July 2020 (including testing and commissioning tasks) which is ahead of the first private building requiring connection by September 2020. This is being closely monitored and avenues to recover lost time are being targeted. Finally, Waste and Resource Management Officers continue to work with developers regarding the PWIS statutory obligation process.

SunCentral held their Annual General Meeting on the 18 November 2019. A number of Councillors and senior Council Officers were in attendance where a number of procedural and other important matters impacting the project were discussed.

The Shareholder Representative Group were provided with an update in relation to Planning matters and of particular note is the proposed change to the Priority Development Area

(PDA) boundary to incorporate land in the former CAMCOS corridor to be included in the PDA.

The Maroochydore City Centre Infrastructure Agreement 2017 provides for the state-owned land in the previous CAMCOS corridor adjoining the western boundary of the Maroochydore City Centre Priority Development Area (PDA) to be transferred to Council. It is understood that the transfer of this land is imminent.

Given the narrow linear shape of the land and its location adjacent to the service areas of the adjoining retail warehousing, the land is not considered suitable for a stand-alone development. The development of the land would only be possible if it was amalgamated with the adjoining land in the PDA, but the *Planning Act 2016* makes no provision for an application to be made covering land that is not covered by the *Sunshine Coast Planning Scheme 2014*.

For the land to be developed in an orderly manner, it is therefore appropriate that the land be included in the PDA and made subject to the provisions of the PDA development scheme. The boundary change by MEDQ must be accompanied by an amendment to the PDA development scheme to enable the provisions of the scheme to apply to the land included in the PDA. This would simply constitute an amended plan for the extent of the PDA and the related precinct boundary.

To enable the boundary change process to proceed and enable the proper planning of this land, it is considered that MEDQ should be requested to undertake the PDA boundary change as soon as possible.

## **OFFICER RECOMMENDATION**

**That Council:**

- (a) receive and note the report titled “Maroochydore City Centre update”**
- (b) adopt the Risk Appetite Statement (Appendix A)**
- (c) formally advise SunCentral Maroochydore Pty Ltd that the proposal submitted by the proponent for the multi-deck public car park be declined**
- (d) proceed with the planning for a Council delivered multi-deck public car park in the financial year 2023/24**
- (e) request SunCentral Maroochydore Pty Ltd to:**
  - (i) proceed with delivery of an interim ‘at grade’ car park on undeveloped Lots 11 and 12 (also known as Lots L1 & L2 and Lots K1 & K2)**
  - (ii) proceed with delivery of temporary construction worker parking on part Lot 201 on SP305312 (also known as Lots J1 & J2)**
  - (iii) decline the Expression of Interest proposal for a multi-deck public car park on Lot 110 on SP305312 (Also known as Lot H2)**
  - (iv) provide an analysis of other Lots and options to achieve a higher number of car parks on the current earmarked Lots, or provide alternative suitable options**
  - (v) include Council’s commitment to deliver a public multi-deck car park by 30 June 2024 in future land sales and leasing contract special conditions**
- (f) request the Mayor write to the Minister for Economic Development Queensland seeking a boundary change to enable the land adjacent to Precinct 4 of the Maroochydore City Centre PDA Development Scheme to be included in the Maroochydore City Centre PDA (Appendix B) and**

- (g) authorise the Chief Executive Officer to provide the Minister for Economic Development Queensland such material as would assist in undertaking the boundary change process under the *Economic Development Act 2012*.

## FINANCE AND RESOURCING

The MCCP is expected to cost \$430 million to deliver. Revenue from land sales and infrastructure charges are expected to be \$427 million over the life of the project. At the completion of the project, Sunshine Coast Council is expected to own around \$300 million of public assets within the new Maroochydore CBD area.

The current financial aspects of the Maroochydore City Centre Project were presented to a budget workshop with Council on the 26 & 27 November 2019.

## CORPORATE PLAN

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

**Outcome:** 1.1 - Strong economic leadership, collaboration and identity

**Operational Activity:** 1.1.8 - Support the implementation of integrated planning and the delivery of infrastructure and services for the region's principal activity centre – Maroochydore.

## CONSULTATION

### Councillor Consultation

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

- Portfolio Councillor – Region Making Projects: Mayor M Jamieson (Chair)
- Portfolio Councillor – Corporate Strategy and Finance: Councillor T Dwyer
- Portfolio Councillor – Economic Development and Innovation: Councillor S Robinson
- Divisional Councillor - Councillor J Connolly: Portfolio / Divisional Councillor

A briefing on public car parking in the Maroochydore City Centre was provided to Councillors at a budget workshop on 26 November 2019.

### Internal Consultation

- Chief Executive Officer
- Principal Engineer (Projects)
- Manager Transport Infrastructure Management
- Project Director (Workplace)
- Coordinator Transport Strategy and Policy
- Coordinator Commercial Analysis
- Senior Financial Analyst (Infrastructure)

### Workshop participants:

- Facilitator: Project Accountant, Major Projects
- Portfolio Director Major Projects
- Chief Financial Officer
- Head of Property
- Manager Transport and Infrastructure Planning

- Parking and Transport Manager
- Project Manager Urban Growth Projects
- Project Manager Urban Growth Projects
- Co-ordinator Financial Services
- Lead Commercial Opportunities
- Business and Commercial Analyst

**External Consultation**

- SunCentral Maroochydore Pty Ltd
- Economic Development Queensland
- PriceWaterhouseCoopers
- Minter Ellison Lawyers

**SunCentral workshop participants:**

- Chief Executive Officer
- Project Director
- Development Manager
- Project Financial Analyst

**Community Engagement**

There has been no community engagement in relation to this report.

**PROPOSAL**

The purpose of this report is to provide an update on the activities occurring between the period September – November 2019 (part Q1 & part Q2) of 2019/20 financial year for the Maroochydore City Centre Project and provide the background and recommendations on the alternative delivery options for Council's obligations to deliver off-site public car parking in the Maroochydore City Centre as prescribed in the Maroochydore City Centre Infrastructure Agreement 2017.

**SunCentral CEO Quarterly Report**

The SunCentral CEO Quarterly Report to the Shareholder Representative Group deals with the period August-October 2019, and provides a high-level summary of the more significant project delivery activities undertaken in that time. The following is provided by way of a high-level summary:

**a) Construction Delivery Summary**

SunCentral continues to finalise design and construction works across Precinct 3. Detailed delivery updates for all key works packages are provided below. Figure 1: Stage Plan is provided to highlight the location of works.

Civil Works Package Stage 1A1 - On Maintenance is expected to be issued in late 2019.

Sewer Pump Station Fitout - Completion of the sewer pump station, including façade treatment, sewer rising main and connection is programmed to be completed and commissioned for Dec 2019.

Corso East Stage 1A2 - Works are now complete with On Maintenance inspections scheduled for Nov/Dec 2109.



**Figure 1: Stage Plan**

Stage 1C1 including AWCS connection to Transfer Station - The tender for this package of work closed in late October with submissions received. These submissions are currently being assessed.

b) Marketing, Communications and Engagement

Marketing, communication and engagement activities over the reporting period has included contacts with a number of key targets and stakeholder groups. The digital marketing campaign continues to generate solid traffic to the website along with several leads that are being progressed. Local traditional advertising regarding the project and leasing / sales opportunities has continued through My Weekly Preview campaign.

The fortnightly My Weekly Preview advertorial campaign continues to focus on key stories on the City Centre project as well as a quarter page leasing advertisement. This month the editorial campaign has focused on a range of stories including the works on the East Corso, the establishment of the first crane on site (Foundation Place), new Board appointments and activities associated with the MET.

The MET activation area on First Avenue, plays a central role within the project's engagement plan by providing a range of opportunities, resources and participation mechanisms for community, government and business to connect into and play a role in building our new city. Featuring a container café, an event-specific bar, flexible workspace, large public grassed amphitheatre, stage and free WiFi, the MET invites all to explore and envision their future city. The spaces can be hired in various combination to suit community and industry groups.





**The MET (Metropolitan)**

As part of SCM's ongoing curatorial framework **Yourcity. Yourstory**, the EOI has opened for artists interested in creating works that respond to the new city centre. The works are for reproduction and display on the Gallery section of the 355m metre hoarding of Stage 1A for a 4-month period. Currently on display on the hoarding is an exhibition by Nicole Voevodin-Cash titled *LANDscans – Landscapes of Natural and Unnatural Beauty*.



### **Artist in Residency**

The EOI for the artist in residency is currently being undertaken. The outcomes for the successful submitter will be opportunities for members of the public to engage with the artist's work as well as to engage with the audiences at the MET, to exhibit, or provide workshops/talks.

### Interim Car Park and Multi-Deck Car Park Proposals

At the Shareholder Representative Group Meeting held on the 2 December 2019, SunCentral advised that their highest priority at present, is the provision of public off-street car parking. SunCentral has proposed an adjustment to their works program to deliver an interim 'at grade' public car park within their existing budget, this financial year.

Sunshine Coast Council has obligations under the Maroochydore City Centre Infrastructure Agreement 2017 (MCCIA) to provide consolidated public car parking when certain non-residential gross floor area triggers are reached. In order to satisfy the requirements under the MCCIA, Council is required to provide 1,000 car parking spaces in two multi-deck car parks within Precinct 3. In order to meet the initial demand triggers, the MCCIA provides Council with the ability to construct individual interim at grade car parks of up to 250 spaces before completion of the required multi-deck car parks.

The Maroochydore Priority Development Area (PDA) is designed using the principles of a transit-oriented development with high density, compact urban form. Part of this overarching transit oriented development strategy is adopting reduced on-site parking rates from the onset in anticipation of a long-term shift away from travel by car into the PDA.

SCM presented Council with an Expression of Interest from a proponent for a 342 space multi-deck car park on Lot 110 on SP305312 (also known as Lot H2).



In addition, SCM were also requested to provide Council with design plans and cost estimates to deliver an interim 'at grade' public car park on undeveloped Lots 11 and 12 (also known as Lots L1 & L2 and Lots K1 & K2). SCM has now provided fully detailed costs and plans for a 210 space 'at grade' public car park over the above mentioned lots. It is proposed that SunCentral will deliver this interim at grade car park during the current financial year. With the known and proposed developments in the PDA, the interim public car park will satisfy the Infrastructure Agreement (IA) requirements until June 2024. It is proposed that the first multi-deck public car park is built at or before this time.



The estimated cost of this interim car park, including a chain mesh fence and solar lighting, is approximately \$512,600 excluding GST. A further \$70,000 is estimated for equipment and technology to enable charging of parking fees.

It was also requested by the Shareholder Representative Group that the “J” Lot/s (now known as Lot 201 on SP305312) be used for temporary construction worker parking given the totality of building and construction activity that will be occurring in the coming years within Precinct 3.

In assessing the proposed multi-deck proposal, comparative analysis has been undertaken for a Council delivered multi-deck. The Council delivered option provides a more favourable result to Council (see detailed report at **Attachment 1**).

The detailed report was presented to the Shareholder Representative Group (SRG) meeting on the 2 December 2019 and the recommendation of the SRG to Council was as follows:

1. Formerly advise SunCentral Maroochydore Pty Ltd that the proposal submitted by the proponent for the multi-deck public car park be declined
2. Council proceed with the planning for a Council delivered multi-deck public car park in the financial year 2023/24
3. Request SunCentral;
  - i. Proceed with delivery of an interim ‘at grade’ car park on undeveloped Lots 11 and 12 (also known as Lots L1 & L2 and Lots K1 & K2)
  - ii. Proceed with delivery of temporary construction worker parking on Lot 201 on SP305312 (also known as Lots J1 & J2)
  - iii. Decline the Expression of Interest proposal for a multi-deck public car park on Lot 110 on SP305312 (Also known as Lot H2)
  - iv. Provide an analysis of other Lots and options to achieve a higher number of car parks on the current earmarked Lots, or provide alternative suitable options and
  - v. Include Council’s commitment to deliver a multi-deck by 30 June 2024 in future land sales and leasing contract special conditions.

### **SunCentral Maroochydore Governance Review Action Plan**

Progress continues to be made on the action items identified as part of the 3 June 2019 approved *SunCentral Maroochydore Governance Review Action Plan* (**See Attachment 2**).

In summary, most of the items have been completed since the last reporting period. It should be noted that a number of the Implementation dates originally proposed were revised to align with actions that may have other action item dependencies and also to align with the timing of both Shareholder Representative Group and Council meetings and SunCentral Maroochydore Pty Ltd (SCM) Board meetings.

The following provides an update on the most significant of the Action Items as follows:

- Statement of Corporate Intent – Action Items A1-A4

Minter Ellison was engaged to review and provide guidance on the redrafting of the original 24 June 2015, *Statement of Corporate Intent* given the efflux of time since the original document was prepared. A new draft *Statement of Corporate Intent* (SCI) has been prepared and following internal consultation, was provided to SCM for consideration by its Board.

Under the Constitution of SCM, the Board of Directors of the Company must adopt and manage the Company in accordance with the SCI. The SCI is also an agreement between the Company and Council about the Company’s expected level of performance in relation to delivering and managing the Council’s landholding in the Maroochydore City Centre project.

As a result of this, the current SCI provides an Operational Schedule at Schedule 3 which provides for specific performance targets to be met by the Company in the 2019/20 financial year.

At the SCM Board Meeting on 21 October 2019, the Board authorised the Chairman to execute the Statement of Corporate Intent (SCI) as set out in Clause 82 of the SunCentral Maroochydore Pty Ltd Constitution. SCM has now provided a signed copy to Council for its consideration and execution. It should be noted that the adoption of the SCI is expressly reserved to the SCM Board in consultation with Sunshine Coast Council as the sole member.

A copy of the new *Statement of Corporate Intent* is attached to this Report and is provided to Council for noting (**See Attachment 3**).

- Governance - Roles & Responsibilities – Action Items D1-D7

A number of Action Plan items relate specifically to governance and in particular to the roles and responsibilities of the various governance forums established by both Sunshine Coast Council and the SunCentral Maroochydore Pty Ltd to oversee the Maroochydore City Centre project.

Whilst the Action Plan Items identified as D1-D7 appear to primarily focus on the role and purpose of the Shareholder Representative Group, it is timely to undertake a review of the entire governance framework for the project to ensure clear accountability, alignment of roles, responsibilities and membership and to ensure updating occurs which aligns to the new Statement of Corporate Intent.

As a result, a full suite of Governance documents, including new Charters have been agreed by the Chief Executive Officer for the project and these are attached to this Report for noting (**See Attachments 4 & 5**).

- Risk Appetite Statement – Action Items P1-P2

One of the Action Plan items required the creation of a *Risk Appetite Statement (RAS)* for the project. Risk appetite is the amount of risk an organisation is willing to accept in pursuit of strategic objectives. Thus, it should define the level of risk at which appropriate actions are needed to reduce risk to an acceptable level. When properly defined and communicated, it drives behavior by setting the boundaries for running the business and capitalising on opportunities.

The *RAS* forms an essential component of the SCRC Enterprise Risk Management Framework (ERMF). The purpose is to:

- Ensure a consistent understanding of the risk appetite between SCRC and SunCentral
- Support and inform decision making by SCRC relating to the Project
- Guide SunCentral in their decision-making
- Support monitoring and management of project risks and
- Support achievement of the Project's intended benefits for the Community.

PriceWaterhouseCoopers (PwC) was engaged to prepare a draft of this document and on 25 June 2019, a workshop was held with internal stakeholders across Council and SCM. Since that date, consultation has occurred between both Council and SCM staff which has resulted in a number of improvements to the document and an agreed position on the *RAS*.

A copy of the draft agreed *Risk Appetite Statement* is attached to this Report for adoption by Council (**See Attachment 6**).

**Automated Waste Collection System Status Update**

The following Project Status Update as of 21 November 2019 was provided to the Shareholder Representative Group:-

**Public AWCS Infrastructure- Construction of Collection Station and Pipe Installation Delivery Component**

Pipe network within the Maroochydore City Centre (MCC):

- Stage 1A1 Defects rectification underway.
- Stage 3B (Pipe connection from 1A1 to the Collection Station) and Stage 1B pipe and pit tenders currently under evaluation with construction planned to be started in January 2020.
- Stage 3B and 1B pipe network scheduled to be completed before Collection Station commissioning.
- Stage 3B pipe network material procured and onsite.
- Stage 1B materials ordered and expecting delivery to site in early December 2019 in preparation for the next scheduled pipe network works.

**Collection Station Construction**

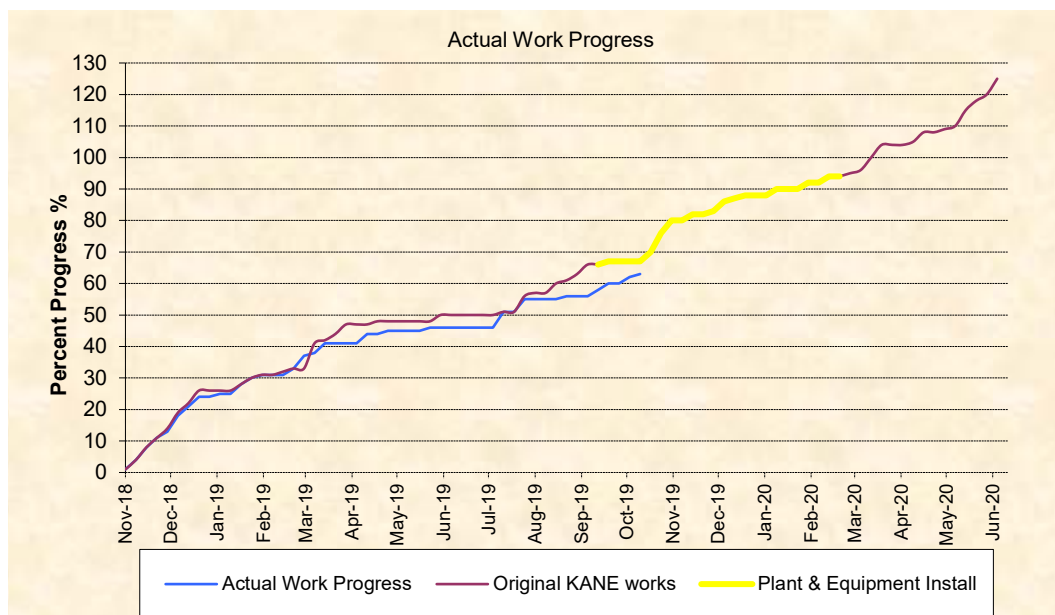
Building works are progressing, but have been impacted by plant and equipment installation methodology reviews. This is highly complex with construction risk and very tight tolerances (also first time in Australia). Additional 3d pipe modelling has been required.

Following an extensive review and risk analysis of the plant and equipment installation options, Kane Construction have been identified as the preferred installer with ENVAC supervision for quality assurance. Council are currently finalising terms and conditions along with a pricing structure.

Manufacturing of specialised structurally designed pipe supports currently underway with pipe installation beginning early November 2019 ahead of plant and equipment installation commencing in earnest.

Expected project completion is now early July 2020 (including testing and commissioning tasks) which is ahead of the first private building requiring connection by September 2020. This is being closely monitored and avenues to recover lost time are being targeted.

**Collection Station Program Status**



Micro-programing and resourcing is being examined for potential to shorten program.

Tasks currently being undertaken:

1. Stage 1A1 AWCS defects are being rectified and expected to be completed for inspection in the coming weeks
2. Stage 1B & 3B MCC pit and pipe network currently under tender evaluation as part of the MCC Infrastructure works and is scheduled for construction to begin January 2020
3. Collection Station Plant & Equipment 3d modelling is being finalised and installation works expected to begin in the coming weeks
4. Installation of heavy industrial feed in pipe, exhauster piping and supports
5. Installation of Plant & Equipment (Exhausters, Separators, diverter valve)
6. Complete installation of roof structural steel and begin roof install
7. Removal of tilt panel props and completion of Unitywater works

#### Private AWCS Infrastructure- Developer Installation Component

Waste and Resource Management Officers continue to work with developers regarding the PWIS statutory obligation process.

The following developments are currently working through the consent process:

- Evans Long Pty Ltd - Foundation Place
- Habitat Development Group - Market Lane Residences
- Sunshine Coast Council – Sunshine Coast City Hall
- Pro Invest - Holiday Inn
- SunCentral - Activation Place

#### Annual General Meeting

SunCentral Maroochydore Pty Ltd held their Annual General Meeting on the 18 November 2019. A number of Councillors and senior Council Officers, including the Chief Executive Officer (in his role as Shareholder's Representative) were in attendance. The items discussed included confirmation of the minutes of the previous AGM held on 19 November 2018, Chairman's Report, Annual Report for the financial period ended 30 June 2019, Community and First Nations People engagement, provision of public car parking, update on land sales and EOI process for the balance land, ongoing ENVAC engagement and a business plan with cash flow overlay analysis for the life of the project with embedded annual review.

#### Planning Update

On 23 October 2019, EDQ issued an approval for office, shop, food and drink outlet, indoor sport and recreation, market and function facility (the SCC City Hall) on Lot 80 on SP305312 at First Avenue and South Sea Islander Way, Maroochydore.

On 24 October 2019, EDQ issued an approval to the Infamous Cabaret C/- RPS Australia East Pty Ltd Habitat Group Pty/Ltd for a Theatre (Interim Use- Circus) on Lot 1 on SP202103 at 53-91 Dalton Drive, Maroochydore.

EDQ is currently considering, but has not yet determined, the following application:

- DEV2018/960 Material Change of Use (Change to Approval) lodged by Maroochydore Spotlight Property 2 Pty Ltd C/- Urbis Pty Ltd for Lot 1 on SP202103 at 53-91 Dalton Drive, Maroochydore. The proposed minor change includes lowering the site pad level

and building level, removal of underslab services with relocation to external areas and minor changes to the external building façade.

Proposal seeking a PDA boundary change

The Maroochydore City Centre Infrastructure Agreement 2017 provides for the state-owned land in the previous CAMCOS corridor adjoining the western boundary of the Maroochydore City Centre Priority Development Area (PDA) to be transferred to Council. It is understood that the transfer of this land is imminent.



Given the narrow linear shape of the land and its location adjacent to the service areas of the adjoining retail warehousing, the land is not considered suitable for a stand-alone development. The development of the land would only be possible if it was amalgamated



with the adjoining land in the PDA, but the *Planning Act 2016* makes no provision for an application to be made covering land that is not covered by the *Sunshine Coast Planning Scheme 2014*.

For the land to be developed in an orderly manner, it is therefore appropriate that the land be included in the PDA and made subject to the provisions of the PDA development scheme.

The *Economic Development Act 2012* provides for a minor change to be made to a PDA boundary if the Minister for Economic Development Queensland "(MEDQ) is satisfied the minor boundary change promotes the proper and orderly planning, development and management of the additional land to be included in...the priority development area."

The boundary change by MEDQ must be accompanied by an amendment to the PDA development scheme to enable the provisions of the scheme to apply to the land included in the PDA. This would simply constitute an amended plan for the extent of the PDA and the related precinct boundary.

To enable the boundary change process to proceed and enable the proper planning of this land, it is considered that MEDQ should be requested to undertake the PDA boundary change as soon as possible.

### Legal

Council's Legal Services Branch has been consulted in regards to the updated governance documents and Sales of Contract documents received this quarter.

In order to ensure that Council has the minimum tools necessary to administer and regulate the private and public pneumatic waste infrastructure, new local law provisions have been developed to accommodate this legislative gap. The new provisions broadly include:

- **Registration Requirements** – to ensure that we have the details of the owners of the pneumatic waste infrastructure (e.g. for any single dwellings the owner, for multi-dwellings the Body Corporate details and contact details).
- **Operating Requirements** - require owners to comply with the Prescribed Waste Infrastructure Standards (e.g. what is AWCS waste).
- **Maintenance Requirements** - impose requirements on who is able to repair the private pneumatic waste infrastructure (e.g. licensing requirements for authorised repairers).
- **Public Space compliance** - regulate the usage of the public pneumatic waste infrastructure (e.g. waste inlets in public spaces).
- **Non AWCS provisions** – to enable Council to specify how occupiers must manage their non-AWCS waste (e.g. bulk glass, cardboard etc.).

The provisions were adopted by Council at the November 2019 Ordinary Meeting.

### Policy

The project is being progressed in accordance with relevant Council approved policies.

Council adopted the MCC PDA Development Scheme, thereby confirming its policy position that the MCC is to be developed as the CBD for the Sunshine Coast.

### Risk

The net risk rating of the project remains unchanged since the last reporting period.

SunCentral have advised that the uncertainty of the timing and provision of public car parking within the CBD is impacting the project.

**Previous Council Resolutions****Special Meeting 8 June 2017 (SM17/29)**

*That Council delegate authority to the Chief Executive Officer to progress actions identified as per confidential discussions in relation to the provision of Multi-Deck Car Park Buildings.*

**Special Meeting 22 August 2019 (SM19/16)**

*That Council note the discussions held in confidential session in relation to Maroochydore City Centre update.*

**Special Meeting 28 February 2019 (SM19/5)**

*That Council authorise the Chief Executive Officer to proceed as discussed in confidential session in relation to the Maroochydore City Centre Priority Development Area Risk Management Update.*

**Related Documentation**

SunCentral Maroochydore Automatic Waste Collection System Business dated September 2015.

MCC Infrastructure Agreement 2017

MCC Water Infrastructure Agreement 2017

MCC PDA Development Scheme

Sunshine Coast Integrated Transport Strategy.

Sunshine Coast Council Parking Management Plan – Maroochydore Local Area Parking Plan.

**Critical Dates**

Caretaker Period during February and March 2020.

**Implementation**

Following consideration of this report, actions relevant to recommendations will be implemented.

The Actions incorporated under the approved *SunCentral Maroochydore Review Action Plan (Action Plan)* are being progressed in line with the implementation dates. It should be noted that subsequent revision of the *Action Plan* may be required resulting from the Expression of Interest process.

