



SPECIAL MEETING

AGENDA

29 SEPTEMBER 2015

Your attendance is required at a Special meeting of Council to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 29 September 2015 commencing at 2.00pm for transaction of the enclosed business.

A handwritten signature in black ink, appearing to be "C. R.", is positioned above the typed name of the Chief Executive Officer.

CHIEF EXECUTIVE OFFICER
25 September 2015

Next Meeting Date: 13.10.15

Please note:

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

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1 OPENING

2 PRESENT

Members Present:

The Mayor, Councillor M F Strelow (Chairperson)
Councillor C E Smith
Councillor C R Rutherford
Councillor S J Schwarten
Councillor A P Williams
Councillor N K Fisher

In Attendance:

Mr E Pardon – Chief Executive Officer

3 APOLOGIES AND LEAVE OF ABSENCE

Councillor Greg Belz is on Leave of Absence from 20 September 2015 to 2 October 2015.

Councillor Rose Swadling is on Leave of Absence from 29 September 2015 to 14 October 2015.

4 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

5 OFFICERS' REPORTS

5.1 RIVERBANK DEVELOPMENT PROJECT

File No:	7322
Attachments:	Nil
Authorising Officer:	Evan Pardon - Chief Executive Officer
Author:	Robert Holmes - General Manager Regional Services

SUMMARY

This report provides an update on the Riverbank Revitalisation Project design development and the detailed analysis of the community engagement process that has been recently undertaken.

OFFICER'S RECOMMENDATION

1. THAT the Report on the Riverbank Revitalisation Project be received;
2. THAT the responses and actions to the issues raised during the community engagement be noted including modifications to the original concept designs;
3. THAT the Upper Bank Quay Street Streetscape – Fitzroy to Denham (Stage 1) progress into the developed design and construction phase as per approved capital budget and indicative project cost estimates presented; and
4. THAT Lower Bank Parklands (Stage 2) progress into the developed design with reviews of the project scope for this stage on confirmation of external funding approval/s.

COMMENTARY

The riverfront precinct fronts one of the most significant, heritage districts in the country, this comprises of street frontage from Victoria Parade through to Quay Street through under the Fitzroy Bridge up to and including Denham Street and from William to Derby Street. The buildings fronting the riverfront are currently underutilised and make no effort to engage with the riverbank parkland. This vital urban asset requires activation which is essential to support the economic growth and revitalisation of the adjoining CBD. With appropriate enhancement of the public realm in front of these buildings, including the riverbank, the Rockhampton Regional Council anticipates that the owners of these properties will seek to capitalise on this quality environment to invest in urban residential, short term accommodation, restaurants, retail and other active uses.

Other improvements to be supported are the enhanced amenities and landscaping (including replacement of considerable landscaping destroyed by Tropical Cyclone Marcia); providing for more direct engagement with the river edge (hard edge improvements); improving the extent and functionality of existing pedestrian pathways; provision of toilet amenities; provision of WIFI and other smart technology (e.g. smart lighting) to attract the creative demographic and improve safety; CPTED adjustments to enhance safety and security; and removal of an existing riverfront structure that obstructs river views.

A key improvement within the redevelopment is the installation of the necessary support infrastructure (power, water, etc.) required to host festivals and events. This along with the other improvements listed are all directed at activating this space so that the private sector will respond appropriately with support services such as restaurants and accommodation. These improvements are permanent, sustainable and, very importantly, have a flow-on effect across the entire community.

PROJECT SCOPE

The project is being delivered in two (2) distinctive stages. These being Stage 1 Upper bank street scape redevelopment components and Stage 2 Lower bank Parkland redevelopment.

Stage 1 Upper Bank Streetscape – This stage of project basically covers the road reconstruction and redevelopment of Quay and Denham Streets in the precinct bound by Fitzroy to William Street. The redevelopment will see the upper bank Quay Street Heritage precinct transformed into a new high quality shared zone. The street surface will be finished in a granite paver with a 1% cross fall from the building alignment through to the riverbank. All kerb step ups will be removed and grated trench drains will be installed. The streetscape will be improved with soft landscaping zones, street furniture, public art, way finding signage and improved LED lighting, CCTV and smart technology systems. Heritage buildings will be brought to life at night with lighting of facades and strategically place light project shows. Infrastructure to support markets and street events will be incorporated in the development.

Stage 2 Lower Bank Parklands – This stage of the project covers the redevelopment of the lower bank parkland to transform the area into a high quality celebration and recreation urban space. There are a number of defined redevelopment zones with the central Denham Street area being the most critical to the activation of the Precinct. The other areas will be to the north and south of the central zone and be subject to funding approval.

The scope for the central activation area is for partial demolition of existing community infrastructure. Construction of a new central plaza area with new grand stairs leading from upper bank. A new elevated viewing platform with café/commercial kitchen and alfresco dining and supporting amenities. The central activation area will also include the construction of a new cascading water play feature with shaded active play and recreation zone. The area will be improved with soft landscaping zones, street furniture, public art, way finding signage and improved LED lighting, CCTV and smart technology systems.

The area to the south of the central area will include the construction of a creative and challenging shaded play space with slides and play equipment. This area will include the construction of a new elevated viewing platform, infrastructure to support events and celebrations. The area will also be improved with soft landscaping zones, street furniture, public art, way finding signage and improved LED lighting, CCTV and smart technology systems.

The area to the North of the central area will include the construction of a new amphitheatre as the center piece for this zone. The area will also be improved with soft landscaping zones, street furniture, public art, way finding signage and improved LED lighting, CCTV and smart technology systems.

Further upgrade and augmentation works north of the Fitzroy Bridge is proposed. This work will improve pedestrian links and expand the design pallet of the main precinct in furniture, landscaping, way finding and improved lighting etc.

BUDGET IMPLICATIONS

Council has approved an allocation of \$3.36 million in the 2015/16 capital budget for road reconstruction works on Quay Street. A further amount of \$5.075 million has been allocated from the RRC capital works budget in future years.

The State Government in the 2015/16 budget and under the Special Assistance Package has allocated a total of \$15M towards the Riverbank Revitalisation and Reconstruction Project.

The budget allocation set for the project is detailed in the following table. Total project budget (funded) is \$23,435,000.

Funding Source	Financial Year	Value
RRC Capital	15/16	\$3,360,000
RRC Capital	16/17	\$4,650,000
RRC Capital	17/18	\$425,000
TOTAL		\$8,435,000

Funding Source	Financial Year	Value
State Government	15/16	\$8,000,000
State Government	16/17	\$7,000,000
TOTAL		\$15,000,000

Council is also actively seeking further capital budget contributions from both the Federal and State Government. Funding applications have been submitted to the Federal Government under the National Stronger Regions Fund (NSRF) for \$7M and a \$5M application has been made under the State Government's Building Our Regions (BOR) fund. The success of the submissions will not be known until December 2015.

Estimates of probable costs have been defined by the project Quantity Surveyor. The cost analysis is a high level indicative cost estimate based on the measure of concept designs completed to date.

OPERATIONAL COST

The recurrent cost of the operation and depreciation of the redeveloped site is estimated in the following tables. The total estimated cost in relation to the operation and depreciation value of the project is projected to be approximately \$1,018,999 per annum. This is compared to a current operational cost of \$261,795.

Current Operational Costs Riverbank Precinct	
Description	Cost
Water	\$27,500
Power	\$7,363
Amenities / Clean & Repair / Power	\$25,774
Corrective maintenance (Riverbank)	\$15,000
Parks & Recreation Serving costs	\$120,000
Depreciation (Road & Parkland)	\$66,158
TOTAL	\$261,795

Wet Play Area Operational Costs*		
Element	Description	Cost Element
Utility	Energy	\$35,000
Utility	Water	\$10,000
Chemicals	Chemical	\$21,000
Maintenance	Water Testing & Consumables	\$5,500
Maintenance	Preventative Maintenance	\$21,500
TOTAL		\$93,000

*Comparative taken from Mt Morgan Pool Complex

Parkland Operational Costs		
Element	Description	Cost Element
Utility	Energy	\$15,000
Utility	Water	\$30,000
Maintenance	Consumables	\$10,500
Maintenance	Waste Removal	\$3,500
Maintenance	Preventative Maintenance	\$30,000
Maintenance	Amenities servicing / Sanitary services / sharps collection	\$28,000
Staff	Site service personnel	\$190,000
TOTAL		\$307,000

Smart Technology Operational Costs		
Element	Description	Cost Element
Maintenance	Licensing / updates, maintenance and repair	\$40,000
TOTAL		\$40,000

Depreciation Costs \$21.298M Project + \$2.1367m Technology					
Infrastructure					
<i>Element</i>	<i>Current Cost</i>	<i>New Cost</i>	<i>Difference</i>	<i>Life</i>	<i>Depreciation</i>
Road	\$931,652	\$13,000,000	\$12,068,348	50	\$241,367
Riverbank	\$1,901,000	\$8,298,300	\$6,397,300	40	\$159,932
Smart Technology	0	\$2,136,700	\$2,136,700	12	\$177,700
TOTAL					\$578,999

COMMUNITY ENGAGEMENT

Community engagement was finalised on the 18 September 2015. Council received 564 completed surveys and three formal (letter) submissions (Capricorn Enterprise, one from a local business and another from a private resident).

From the surveys received, analysis shows that there is a clear majority that either supports the proposed concept and/or request additional items to be placed into the concept.

Positive and/or Additional Requests	83%
Negative	17%

Points raised by the community (in general order of priority)

1. Parking and the need to create further parking close by.
2. Maintenance of the lower level when it floods.
3. Safety / Social issues on the Riverbank.
4. Current water feature seen as dangerous by many mums with small children. They want it changed.
5. Cost vs benefit - is it better spending ratepayer funds elsewhere.
6. The need to activate the space – bringing in cafes, restaurants, markets etc...

7. There is no play equipment and a fenced area for young children.
8. Close off Quay Street or have it as one lane.
9. There needs to be something added to the North side as they view from the South to the North bank is not inspiring.
10. Additional items to consider for the concept –more shade, more water features/cooling off areas, tourist/info center, more art, more history, exercise stations.

Community Concern	Projects Response
Parking and the need to create further parking close by.	The road reconstruction works proposed on Quay Street from William to Denham will yield a further 14 Car parks. Council commitment to fund the formalisation of the Southern lower banks carpark in William street will yield a total of 126 car parks. The net result should be an additional 6 car parks overall.
Maintenance of the lower level when it floods.	One of the guiding principals for the design is flood reliance and ease of recovery. The built form and landscaping proposed will be designed to be resilient to flood inundation and to be able to be quickly and cost effectively cleaned up after a flood event
Safety / Social issues on the Riverbank	The design development is based on the CPTED principals. The installation of smart lighting and CCTV technology will contribute to a safe place both day and night. The project is about community and inclusive and safe use by all
Current water feature seen as dangerous by many mums with small children. They want it changed.	The overall design of the project and in particular the Water feature will be subject to Health and Safety in Design review as part of the design commission. This review will document the possible risks and mitigation and control solutions against these.
Cost vs benefit - is it better spending ratepayer funds elsewhere.	The Council funded upper level street scape is for the road reconstruction. The road reconstruction has been identified as a priority project. The State Government has allocated \$15M in their budget for work directly relating to the Riverbank redevelopment and revitalisation post TC Marcia and as an economic stimulus.
The need to activate the space – bringing in cafes, restaurants, markets etc...	The objective of the project is to activate the CBD and the greater Riverbank precinct. Inclusion of highly walkable, safe and well connected urban environment with supporting community infrastructure

There is no play equipment and a fenced area for young children.	The southern extent of the proposed lower bank works includes a recreation zone. This zone will include a creative and challenging playground, including slides and play equipment in a safe and shaded area.
Close off Quay Street or have it as one lane.	The proposal of a one way street has been consider however the implementation of a shared pedestrian zone with existing traffic flows is considered the most appropriate response for the precinct and the road network. The road design and finish will allow the use of the roads for markets and events.
There needs to be something added to the North side as they view from the South to the Northbank is not inspiring	Work has previously been carried out on designs proposals for extending the Riverbank project, in particular the Northern bank. The implementation of the designs can be bought forward as funding is made available.
Additional items to consider for the concept –more shade, more water features/cooling off areas, tourist/info center, more art, more history, exercise stations	The project main objective is to provide a high quality active and attractive urban environment. A public space to for celebration, recreation and relaxation. The development will include water features, pubic art open green spaces, Café and amenities all in a cool shaded precinct.

CAR PARKING

Car parking has been the clear and major concern with the redevelopment. The community is concerned with the loss of car park spaces in the redevelopment and what this will do to CBD traders. Currently under the stage 1 Quay Street proposal there will be twenty two (22) car parks lost. Stage 2 lower banks redevelopment works will see the loss of approximately thirty (30) un-formalised car parks.

In response to the loss of parking the following is proposed.

The current design for the funded works on the road resurfacing on Quay Street from William to Derby Street has been able to review and reconfigure the current car park layout to achieve an additional fourteen (14) car parks. This car parking zone is currently set a three (3) hour parking. This could be reviewed to allow for all day parking for the CBD workers.

A review of the existing lower William Street car park in the both the area to be resumed under the redevelopment and outside the redevelopment has indicated an approximate yield of one hundred and twelve (112) un-formalised car park spaces. A commitment from council to fund the formalisation of the lower level car park south of the redevelopment will yield a total of one hundred and twenty six (126) car park spaces.

The response to the car parking concern with further investment will yield an additional six (6) car park spaces as detailed in the table below

Total current parking numbers pre development	Car Park Numbers
Quay Street (Fitzroy to William)	98
Lower Bank William Street Car Park	112
Total	210

Total current parking numbers post development	Car Park Numbers
Quay Street (Fitzroy to William)	76
Lower Bank William Street Car Park (Formalised)	126
Quay Street (William to Derby)	14
Total	216

PROJECT DELIVERY

The first stage (Upper bank) of the project is currently in the final stages of detailed design. The majority of the road works will be constructed by RRC Civil Ops crews, with aspects like concrete installation, paving, electrical installations, landscaping and, public art and street furniture installed by sub-contract labour.

Work on the upper level is program to commence in mid-October and is estimated to take approximately 12 - 14months to complete.

Design of the lower stage is also currently underway. This component of the project to accelerate delivery and to satisfy the economic stimulus requirements of the State Government's funding will be delivered by contract. A strategy is currently being considered on the most effective method of contract procurement to suit funding options and funding requirements.

6 CLOSED SESSION

In accordance with the provisions of section 275 of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public to discuss confidential items, such that its Councillors or members consider it necessary to close the meeting.

RECOMMENDATION

THAT the meeting be closed to the public to discuss the following items, which are considered confidential in accordance with section 275 of the *Local Government Regulation 2012*, for the reasons indicated.

7.1 Reporting on one of Council's Existing Commercial Agreements

This report is considered confidential in accordance with section 275(1)(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.

7 CONFIDENTIAL REPORTS

7.1 REPORTING ON ONE OF COUNCIL'S EXISTING COMMERCIAL AGREEMENTS

File No: 7527

Attachments: Nil

Authorising Officer: Evan Pardon - Chief Executive Officer

Author: Ross Cheesman - General Manager Corporate Services

This report is considered confidential in accordance with section 275(1)(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.

SUMMARY

This report considers an existing commercial agreement Council has.

8 CLOSURE OF MEETING