

Related Documentation

Ordinary Meeting

Thursday, 18 January 2024

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Item 8.1

Mooloolaba Foreshore Revitalisation Stage 2 Central Meeting Place

Ordinary Meeting
18 January 2024

Mooloolaba Foreshore Revitalisation Stage 2 Central Meeting Place

Agenda

1. Masterplan, community engagement & delivery sequence
2. Loo with a View structure renewal & other public assets (seawall)
3. Project scope and detailed design development
4. Construction delivery program, methodology & funding
5. Business activation and establishing community reference groups



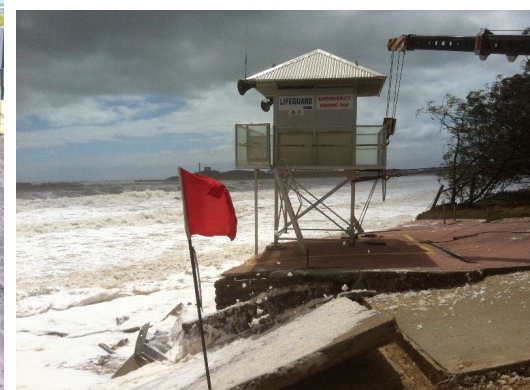
Loo with a View (LWAV) and other public asset replacement needs

Pressing asset renewal needs

- Public safety is a priority
- LWAV replacement is required now
- Underpinned by the seawall built in the 1960's
- New facility will have a 50-year design life

Seawall protecting and enhancing Mooloolaba's future

- The existing ageing seawall will not adequately protect the foreshore for the next 50-plus years.
- Increasing risk of rising sea levels, natural disasters, cyclones, coastal erosion, storm surges & coastal inundation.
- 2021 Coastal Hazard Adaptation Strategy (CHAS) & Shoreline Erosion Management Plan (SEMP) outlines future requirements.



Advice from Consulting Engineers, 6 November 2023 states 'the structure has exceeded its functional design life' following remedial work carried out in 2021.

'The structure in its current state is safe for a limited time'.

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**MOOLOOLABA
FORESHORE**
*Central Meeting
Place*



Construction procurement, delivery program and methodology



Construction Procurement Strategy - commenced September 2023 and includes three phases:

- Phase 1 – Expression of Interest.
- Phase 2 – Early Tenderer Involvement.
- Phase 3 – Written tender including price and non-price criteria based on design and proposed methodology.

Project is currently within a Tender Probity Environment

Construction Delivery Program and Methodology

- Early Works - Early 2024 (February onwards)
- Main Contract Works – anticipated mid-2024
- A construction timeline will be determined in consultation with the expert contractor
- Council will continue to work with our community, including businesses and tourism operators
- Council will continue to keep our community informed



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Community Reference Groups and Business Activation



Community Reference Groups

Seek to establish two groups with supporting Terms of Reference

- Mooloolaba Business Activation Group
- Mooloolaba Stakeholder Interest Group

Business Activation

- Reactivate - Place strategy and activation consultant engaged
 - Business engagement early 2024
 - Business Action Plan and implementation strategy pre-construction
- Placescore – Mooloolaba place assessment
 - Face-face surveys mid-December 2023 in Mooloolaba on streets
 - Seeking customer input on user experience
 - Provides baseline data and strengths/opportunities to feed into Action Plan



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Officer Recommendation

That Council:

- (a) receive and note the report titled “Mooloolaba Foreshore Revitalisation – Stage Two Central Meeting Place”
- (b) note the update on the pressing asset renewal requirements of the Loo with a View structure in accordance with the previously advised functional design life timeframes, and necessity to continue to proceed in line with the January 2023 Ordinary Meeting recommendations,
- (c) note the update on the planning, design development and delivery of the Mooloolaba Foreshore Revitalisation, Stage Two Central Meeting Place project,
- (d) note the proposed establishment of two Mooloolaba community reference groups and endorse each groups respective terms of reference:
 - (i) Mooloolaba Business Activation Group
 - (ii) Mooloolaba Stakeholder Interest Group, and
- (e) acknowledge the \$7.95 million external funding contribution from the Australian Government’s National Emergency Management Agency (NEMA) Disaster Ready Fund towards the delivery of coastal protection for Mooloolaba, in accordance with the endorsed 2021 Coastal Hazard Adaptation Strategy.

Thank you.



See Council's website for further details
www.sunshinecoast.qld.gov.au



Mooloolaba Foreshore Revitalisation Stage 2 Central Meeting Place

Council Ordinary Meeting
18 January 2024

Mooloolaba Foreshore Revitalisation Stage 2 Central Meeting Place

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Community Engagement – The history

Major community engagement history

- 2012-2015 - Mooloolaba masterplan
- 2019 – Detailed Design
- 2021 – Coastal Hazard Adaptation Strategy (CHAS)
- 2022 – Central Meeting Place

January 2023 – Council endorsement of Concept Blue



Feedback from Central Meeting Place Concept Phase:

Feedback	% of 1388 respondents	Final design inclusion
Add more green (trees, grass and native gardens)	9% (130)	Yes
Provide more shade	9% (121)	Yes
Provide more park furniture	6% (84)	Yes
Reduce seawall encroachment (2m requested)	2% (34)	seawall toe retreated approx. 1.8m where achievable

Loo with a View (LWAV) and other public asset replacement needs

Pressing asset renewal needs

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Seawall protecting and enhancing Mooloolaba's future

- The existing ageing seawall will not adequately protect the foreshore for the next 50-plus years.
- 2021 Coastal Hazard Adaptation Strategy (CHAS) & Shoreline Erosion Management Plan (SEMP) outlines future requirements.
- Increasing risk of rising sea levels, natural disasters, cyclones, coastal erosion, storm surges & coastal inundation.



Advice from Consulting Engineers, 6 November 2023 states 'the structure has exceeded its functional design life' following remedial work carried out in 2021.

'The structure in its current state is safe for a limited time'.

Project scope and design update





Construction procurement, delivery program and methodology

Construction Procurement Strategy - commenced September 2023 and includes three phases:

- Phase 1 – Expression of Interest.
- Phase 2 – Early Tenderer Involvement.
- Phase 3 – Written tender including price and non-price criteria based on design and proposed methodology.

Project is currently within a Tender Probity Environment

The award of the construction contract can only occur after the local government election

Construction Delivery Program and Methodology

- Early Works – required before main contract works
- Main Contract Works – anticipated mid-2024
- A construction program will be determined in consultation with the expert contractor
- Council will continue to work with our community, including businesses and tourism operators
- Council will continue to keep our community informed



Community Reference Groups and Business Activation



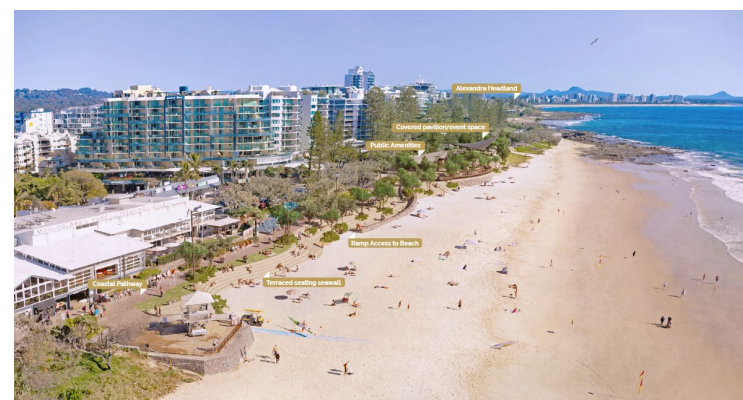
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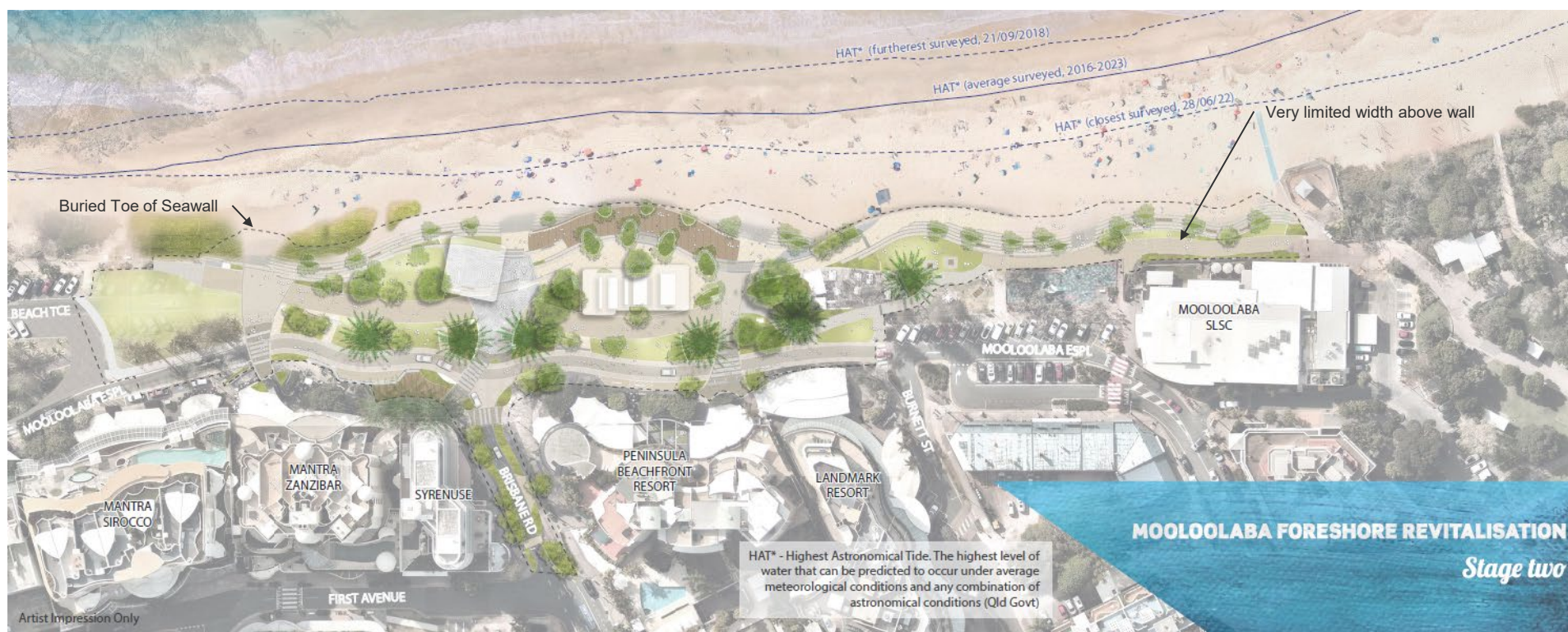
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Seawall Location and Design – Key Requirements

- Renewal of aged and end of life assets
- Protecting the Foreshore, Public and Private Assets
- Striking the balance between the Foreshore Parkland and Beach
- The right type of Seawall for the amenity of the location



Mooloolaba Foreshore Revitalisation Project - Central Meeting Place

2022 Community Consultation – Have your say website



PROJECT OVERVIEW

Following Phase One of Community Engagement, council invited feedback on draft design concepts for Mooloolaba's Stage Two Central Meeting Place.

These concepts are guided by the Master Plan along with Placemaking Mooloolaba design principles, critical engineering reports, climate change considerations and key themes identified through the first phase of community engagement.



CONCEPT BLUE

[Take a look >](#)



CONCEPT YELLOW

[Take a look >](#)



[Compare key differences between the design concept](#)



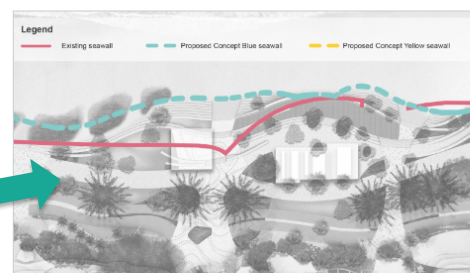
[Next Steps](#)

Compare differences between the design concepts by key features Open Space and Seawall

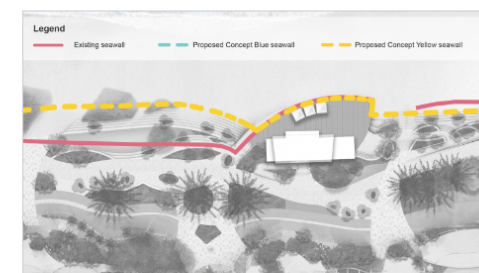
Under Sunshine Coast Council's 'Coastal Hazard Adaptation Strategy' (CHAS) the existing seawall along Mooloolaba foreshore is to be renewed to protect Mooloolaba from the future impacts of hazards including coastal erosion from storm surges and rising sea levels from climate change.

The seawall is a key feature to be incorporated within the Central Meeting Place as its size, type and alignment have an influence on open space outcomes created on top of the seawall, and its impression on the beach, which includes:

- 5-6m wide coastal pathway
- Ocean view decks
- Extensive landscaping and lawns
- Accessible public amenities with Changing Places facility, family change rooms plus more toilets and showers
- Shaded meeting place
- Retention of existing trees (wherever possible).



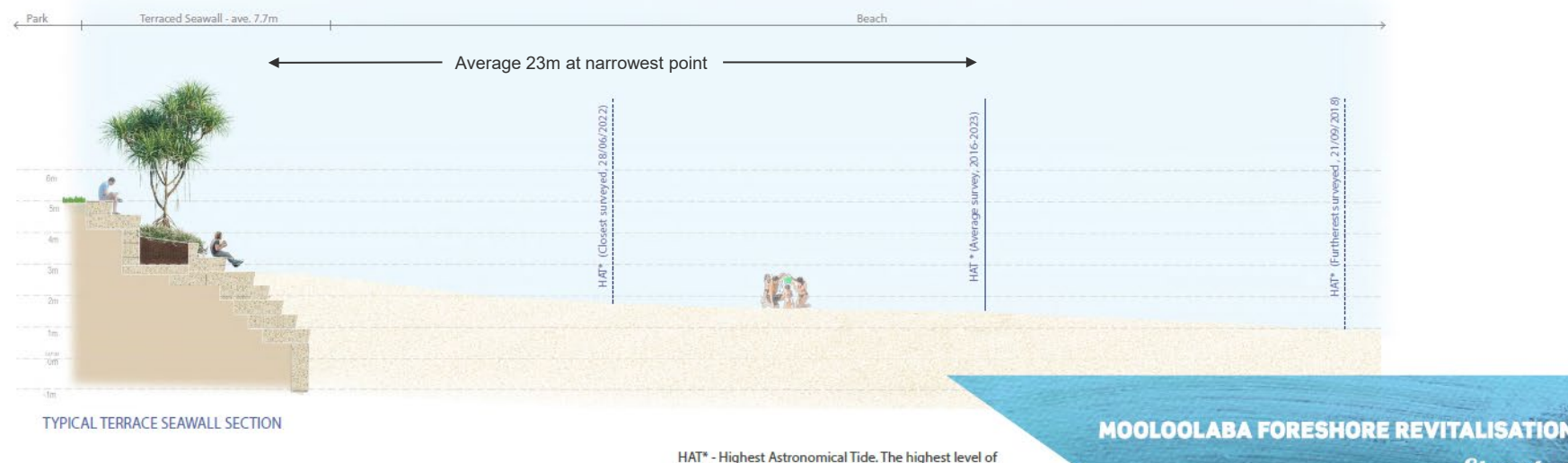
Concept Blue



Concept Yellow

Typical Beach Cross Section

- Toe of Seawall has been retreated during the design process.
- HAT (Highest Astronomical Tide) = 1.18m AHD (Aus Height Datum)
- MHWS (Mean High Water Springs) = 0.70m AHD (Aus Height Datum)
- Plenty of sand width in normal conditions
- Severe events may need replenishment



Typical Section just north of current Loo with a View



Item 8.2

Infrastructure Charges Rebates for Eligible Community Organisations Policy

Ordinary Meeting
18 January 2024

Support for the Housing and Homelessness Action Plan 2023

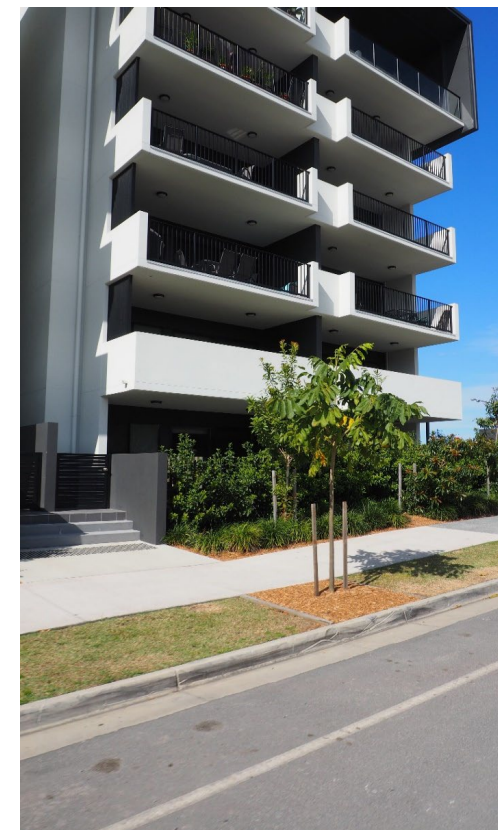
- Purpose of the report is to support the Housing and Homelessness Action Plan 2023, which aims to:
 - Strengthen Council's role in enabling the provision of housing supply
 - Maintain housing affordability
 - Address housing vulnerability and homelessness
- The Report seeks to give effect to an implementation action of the Action Plan by providing for infrastructure charges rebates for organisations delivering 'affordable housing' projects



Amendment to the Infrastructure Charges Rebates Policy

- Proposed to amend the Policy to provide a 100% rebate of Council infrastructure charges for eligible community organisations providing affordable housing
- For the purposes of the Policy, 'affordable housing' means housing that is
 - appropriate to the needs of low-income households in terms of design, location and access to services and facilities, and
 - where rent paid by households in the lowest 40% of income units does not exceed 30% of gross household income after any applicable Commonwealth Rent Assistance is deducted

It includes separate housing, as well as boarding and emergency housing and other specialist forms of housing



Rebate To Be Targeted

- The rebate is to be offered to registered entities only where providing a community housing services under section 37 of the *Housing Act 2003*
- In this way, it will only be made available to providers of affordable housing, and will not be available to support market rate housing projects more generally
- There are no limitations on the type of housing eligible for the rebate provided it otherwise meets the definition of 'affordable housing'



Other Matters

- Rebate offered has been benchmarked to other local governments in SEQ and is considered favourable in this context
- New protections have been incorporated in the Policy to ensure that 'affordable housing' that benefits from a rebate is reserved for this purpose and not sold on in the general market
- Not projected to have a significant financial impact on infrastructure charges revenue but impact will be monitored over time



Eligible Community Organisations

Table 1: Rebates for Eligible Community Organisations

Type of Organisation	Purpose of Development	Rebate
Charitable organisations (non-profit and volunteer based) and Community-based Organisations	Residential or community service facilities	100%
	Affordable housing	
Charitable Organisations (non-profit)	Residential or community service facilities	100%
	Affordable housing	
Sporting or Recreation Organisations (non-profit and volunteer)	Sporting or recreation facilities (including clubhouse amenities)	100%
Community, Sporting or Recreation Organisations (non-profit and gaming or liquor licence)	Community, sporting or recreation facilities (including amenities)	100%
	Social, entertainment, gaming or liquor facilities	nil
Religious Organisations	Place of Worship	nil
	Community facilities	100%
	Affordable housing	
Registered community housing providers	Affordable housing	100%



Officer Recommendation

That Council:

- **Receive and note the report titled “Infrastructure Charges Rebates for Eligible Community Organisations Policy” and**
- **Endorse the amended Infrastructure Charges Rebates Policy for Eligible Community Organisations (Appendix A).**

Thank you.



See Council's website for further details
www.sunshinecoast.qld.gov.au



Festive Season Program

In Brief

- Festive Season Program last reviewed in 2020/21
- Increasing costs are impacting delivery of the Festive Season Program
- Recommendations aim to ensure:
 - continued effectiveness
 - longer term sustainability
 - no additional investment
 - better alignment to community expectation.



Current Festive Season Program

Item	2023/24	Program detail
Christmas infrastructure	\$496,572	362 street banners and 65 lit pole decorations 25 decorated natural trees
Regional Christmas event	\$98,804	Festive Garden, Maroochy Bushland Botanic Garden (2021, 2022) Festive on the Green, Sunshine Coast Stadium (2023)
Festive and Commemorative Events grants	\$55,416	Grants program for Christmas, New Year's Eve, Australia Day, Anzac Day events
New Year's Eve	\$297,558	Community safety event at Mooloolaba foreshore precinct
Australia Day	-	Australia Day Citizenship Ceremony (Federal Govt requirement) - funded via Citizenship program Australia Day events led by community - funded via Festive & Commemorative Events grants
TOTAL	\$948,350	

Recommended Festive Season Program

- **Australia Day:** No changes. No budget impact.
- **Christmas infrastructure:** No program changes. Increased budget required – redistribute funding to cover increasing costs and new communities.
- **Festive and Commemorative Events grants:** No changes. Increased budget required – redistribute funding to cover increasing delivery costs and demand from new applicants to deliver community events.
- **Regional Christmas event:** Program discontinued. Budget redistributed to Grants and Christmas infrastructure.
- **New Year's Eve:** Changed program. No change to budget. Propose one large-scale 8.30pm fireworks display **and** new alcohol and drug free youth event.



Recommended Festive Season Program Budget

Item	2023/24	2024/25	2024/25 Program detail
Christmas infrastructure	\$496,572	\$529,072	362 street banners and 65 lit pole decorations 25 decorated natural trees across the region
Regional Christmas Event	\$98,804	-	No longer held
Festive and Commemorative Events grants	\$55,416	\$121,720	Christmas, New Year's Eve, Australia Day, Anzac Day community-led events
New Year's Eve	\$297,558	\$177,558 \$120,000	Safety focused youth event featuring free transport, music acts and midnight fireworks Mooloolaba 8.30pm spectacle with safety and security measures
Australia Day	-	-	Australia Day Citizenship Ceremony (Federal Govt requirement) funded via Citizenship program. Australia Day events led by community - funded via Festive & Commemorative Events grants
TOTAL	\$948,350	\$948,350	

Recommendation

That Council:

- (a) receive and note the report titled “Festive Season Program”
- (b) endorse the recommended changes to the Festive Season Program model as outlined in this report to start in the 2024/25 financial year and
- (c) note that a funding request of \$948,350 for the Festive Season Program as outlined in this report, will be submitted as part of the 2024/25 budget process.







Item 8.4

Disposal (Lease) of 60 Fellowship Drive, Doonan

Ordinary Meeting
18 January 2024

Overview

- Council was transferred (in Trust) the land at 60 Fellowship Drive, Doonan from the State of Queensland in 2019.
- The property is owned by the State of Queensland and managed by Council in Trust for the purposes of 'Environmental Park, Public Halls, Recreation and Sporting'.
- Council released a Tender Opportunity for interested parties, seeking to lease the whole of the land to one organisation who would accommodate a diverse range of community uses and manage the entirety of the site.
- The site comprises of approximately 216,00m² of land and significant infrastructure which includes:-
 - Main hall with commercial kitchen;
 - Two separate dormitories style houses with internal kitchens and bathrooms;
 - Two separate meeting spaces;
 - One large storage shed and various smaller storage sheds; and
 - A car track used for community driver training.

60 Fellowship Drive, Doonan – Site Plan



- Council's land at 60 Fellowship Drive, Doonan is shown orange on the displayed map.
- Locality Plan, Aerial Map and Infrastructure and Improvement Site Plans are shown in Attachments 1, 2 and 3 of the report.

Tender Release

- Council released a tender which closed on 25 July 2023.
- The tender sought interested parties to lease the whole of the land as a 'head lessee' with the intention that a diverse range of sub-users would then be managed via this arrangement.
- One submission was received to the public tender, however after an extensive assessment the evaluation panel determined that it was not advantageous to award the tender.
- The two community organisations for driver training who regularly use the site under a Community Land Permit will continue to do so.
- Following the tender, officers have revisited the strategy for leasing the site.

Alternative Site and Tenancy Strategy

- Council has revisited its options for establishing a multi-use community site.
- Council officers are proposing to directly engage with interested parties to establish individualised tenancy arrangements over a specific area of need, rather than a whole of site approach.
- The revised approach has the below benefits:-
 - Council maintains control over the broader site uses and retains maintenance of the extensive common and natural areas.
 - Community groups can focus on core services, not site management.
 - Common areas can remain publicly accessible to the broader community; and
 - Provide wider opportunity for grant funding as individual organisations.
- Council is required to grant an exception under the *Local Government Regulation 2012* to allow officers the ability to :-
 - as Council's land has now previously been released to the market via a public tender and no lease eventuated; and
 - Allow officers to delivery tenancy opportunities to support the establishment at a community precinct at the site via private treaty tenancy negotiations.

Officer Recommendation

That Council:

- (a) receive and note the report titled “Disposal (Lease) of 60 Fellowship Drive, Doonan”
- (b) resolve that, under section 236(1)(a) of the *Local Government Regulation 2012*, Council may dispose of a valuable non-current asset other than by tender or auction, this being the disposal by way of the lease of an interest in 60 Fellowship Drive, Doonan (legally described as Lot 103 on SP251355), on the basis that:
 - (i) the lease has previously been offered to the market by public tender, and
 - (ii) a lease has not been entered into or secured via public tender as no lease was awarded via the tender process and
- (c) delegate authority to the Chief Executive Officers to authorise that annual consideration any resulting tenancy agreements be set in line with Council’s Fees and Charges for Community Organisations occupying Council land.

Thank you.



See council's website for further details
www.sunshinecoast.qld.gov.au