



LATE ITEMS ORDINARY MEETING

AGENDA

26 APRIL 2018

Your attendance is required at an Ordinary meeting of Council to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 26 April 2018 commencing at 9.00am for transaction of the enclosed business.

A handwritten signature in black ink, appearing to be the initials "CR" followed by a long horizontal stroke.

CHIEF EXECUTIVE OFFICER
24 April 2018

Next Meeting Date: 15.05.18

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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11 OFFICERS' REPORTS

11.8 APPLICATION FOR THE NATIONAL LIBRARY OF AUSTRALIA 2018 COMMUNITY HERITAGE GRANTS

File No: 12534
Attachments: Nil
Authorising Officer: Colleen Worthy - General Manager Community Services
Author: Naomi Brownless - Acting Manager Communities

SUMMARY

Funding is being sought from the National Library of Australia 2018 Community Heritage Grants for a Preservation Needs Assessment.

OFFICER'S RECOMMENDATION

THAT Council approves the Library application to apply for \$15,000 from the National Library of Australia 2018 Community Heritage Grants round.

COMMENTARY

Funding is being sought from the National Library of Australia 2018 Community Heritage Grants for a Preservation Needs Assessment to prioritise the preservation of items of significance in the Central Queensland Collection in the Rockhampton History Centre, Rockhampton Regional Library. The grant funding of \$15,000 will fund a conservator to assess the collection. This will result in a report that enables the Rockhampton Regional Council Library Services to prioritise conservation work and develop a suitable conservation program.

The application for the grant funding closes at 5pm, 7 May 2018.

11.9 REQUEST FOR LETTER OF SUPPORT - STOCKLAND CORPORATION LTD

File No: 12534

Attachments:

1. Letter dated 16 April 2018 from Stockland Corporation Ltd [↓](#)
2. Stockland Corporation Ltd Regional Growth Fund Briefing Document [↓](#)

Authorising Officer: Evan Pardon - Chief Executive Officer

Author: Damon Morrison - Executive Coordinator to the Mayor

SUMMARY

This report provides details of a request from Stockland Corporation Limited for Rockhampton Regional Council to provide a letter supporting a funding application to the Australian Government "Regional Growth Fund" for the delivery of upfront enabling infrastructure for the proposed "Ellida" master-planned community at Parkhurst.

OFFICER'S RECOMMENDATION

THAT Council provide a letter of support in relation to the proposed "Ellida" master-planned community development and for any potential public funding that they may be able to attract from the Queensland State and Australian Governments to facilitate the delivery of this development.

COMMENTARY

On 20 April 2018, a letter dated 16 April 2018 from Mr David Laner, the Queensland General Manager of Stockland Corporation Ltd, addressed to the Mayor and Councillors, was received requesting a letter of support in their application for an \$11 million grant under the Australian Government 'Regional Growth Fund' for the delivery of upfront enabling infrastructure for the proposed "Ellida" master-planned community at Parkhurst.

Initial applications for funding via the Australian Government 'Regional Growth Fund' close on 27 April 2018.

BACKGROUND

In 2017, Stockland Development Pty Ltd lodged a development application with Council for the first stage of its \$520 million residential community at Parkhurst, called "Ellida."

If approved, the first stage will see Stockland develop 126 residential lots and district scale recreational parkland, with a further approximately 2,000 lots to be developed in future stages.

A development application submitted by Stockland Development Pty Ltd is due to be decided by Council under delegation by 4 May 2018 with draft conditions currently being negotiated with the applicant by Council officers.

CONCLUSION

The Rockhampton Region Planning Scheme designates a significant portion of Parkhurst for future urban development, which will assist in servicing expected population growth over the next 20 years and beyond. The future expansion of Rockhampton will therefore continue northwards leveraging off existing and new infrastructure networks located in Parkhurst.

REQUEST FOR LETTER OF SUPPORT - STOCKLAND CORPORATION LTD

**Letter dated 16 April 2018 from
Stockland Corporation Ltd**

Meeting Date: 26 April 2018

Attachment No: 1



Residential

Level 4, 99 Melbourne St
South Brisbane QLD 4101T +61 7 3305 8600
F +61 7 3305 8702
www.stockland.com16th April 2018Mayor Strelow and Rockhampton Regional Councillors
232 Bolsover Street 4700
Rockhampton QLDSent via email: mayor@rrc.qld.gov.au**Re: Ellida Masterplanned community
Request for Council support for Stockland to apply for \$11m under the Federal Government
"Regional Growth Fund" grant for Infrastructure to "unlock" Ellida.**

Dear Mayor Strelow and Rockhampton Councillors,

With the anticipated approval of the first stage of Stockland's proposed "Ellida" master-planned community in the coming month, we are writing to seek your support in applying for an \$11m grant under the Federal Government "Regional Growth Fund" in order to deliver upfront enabling infrastructure crucial to the commencement of the project, and the economic development of the broader Parkhurst Growth Corridor.

The approval of Ellida by Council and the planned 4-laning of Yaamba road under the "Rockhampton Northern Access Upgrade" project by the Department of Transport and Main Roads, brings the project closer to reality. However, there remains significant up-front costs in delivering infrastructure to the project, including an at-grade signalised rail crossing and upgrade of the signalling and telemetry down stream of that crossing.

In the absence of shared funding arrangements, the significant costs associated with activating the community make the projects viability highly questionable. More than anyone, Council appreciates that the Parkhurst Growth Corridor is crucial for the continued development of Rockhampton as the hub of Central Queensland, in terms of flood-free, serviced developable land.

Through development, the Ellida community is forecast to deliver \$521 million in gross regional product over 23 years, being \$11.2m p.a. first year increasing to \$21.7m p.a. within 10 years. This economic development will unlock 160 full time construction jobs and create 539 jobs once in the operational phase.

With the support of Council, we intend to apply for an \$11m grant under the Federal Government "Regional Growth Fund", noting that this component would form a little less than half the cost required to deliver the enabling infrastructure, with Stockland to fund the remaining \$16m.



We write to request your support to make this application. Please find attached more detail on the funding application being made.

Applications close on the 27th of April and we therefore would appreciate the provision of a "letter of support" from Council prior to this date, should Council support this application being made.

Should you require any further information please contact our Project Director, Andrew Astorquia on 0434 182 658 and we look forward to hearing from you shortly.

Yours Sincerely

A handwritten signature in black ink, appearing to read "David Laner".

David Laner
General Manager Queensland

REQUEST FOR LETTER OF SUPPORT - STOCKLAND CORPORATION LTD

Stockland Corporation Ltd Regional Growth Fund Briefing Document

Meeting Date: 26 April 2018

Attachment No: 2

ELLIDA – Parkhurst Growth Corridor Rockhampton Regional Growth Fund Opportunity

APRIL 2018



Parkhurst Growth Corridor - Regional Growth Fund Opportunity

The \$520 million Ellida masterplanned community in the Parkhurst Growth Corridor is a substantial land holding capable of delivering 2,200 dwellings in Rockhampton and is crucial to the growth of Rockhampton through the provision of affordable, flood-free land supply.

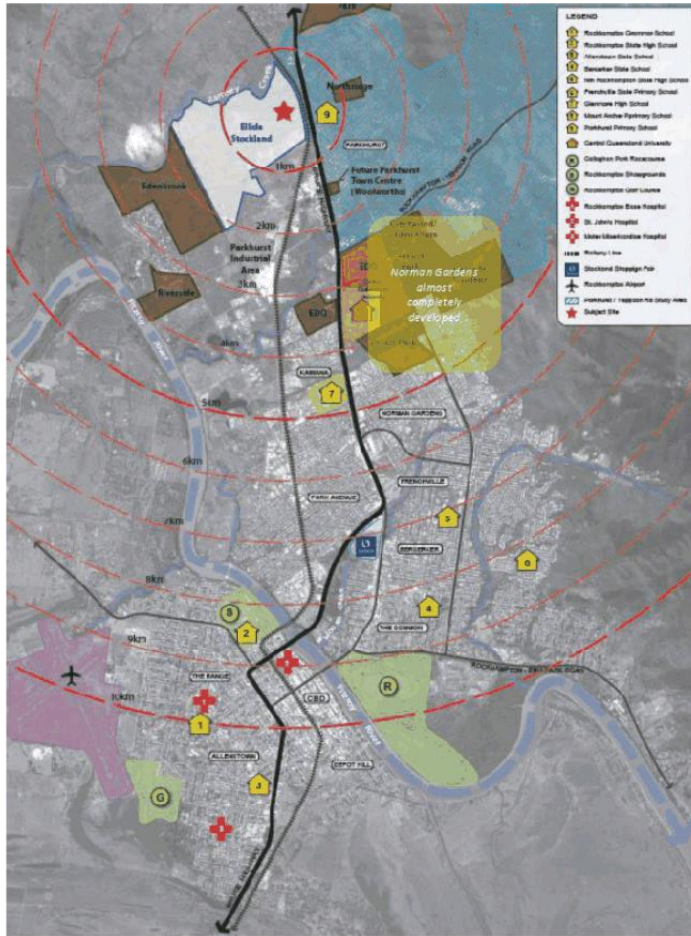
In order to “unlock” the full potential of the Corridor, significant up front infrastructure must be constructed including a rail crossing which in turn triggers a downstream upgrade to the signalling of the North Coast Rail Line.

Stockland intend to seek an \$11 million grant under the Federal Government’s \$272.2 million ‘Regional Growth Fund’ to go toward up front infrastructure and community parkland costs in order to “unlock” Ellida and the broader Parkhurst Growth Corridor for development.

The Ellida project meets the Regional Growth Fund key criteria:

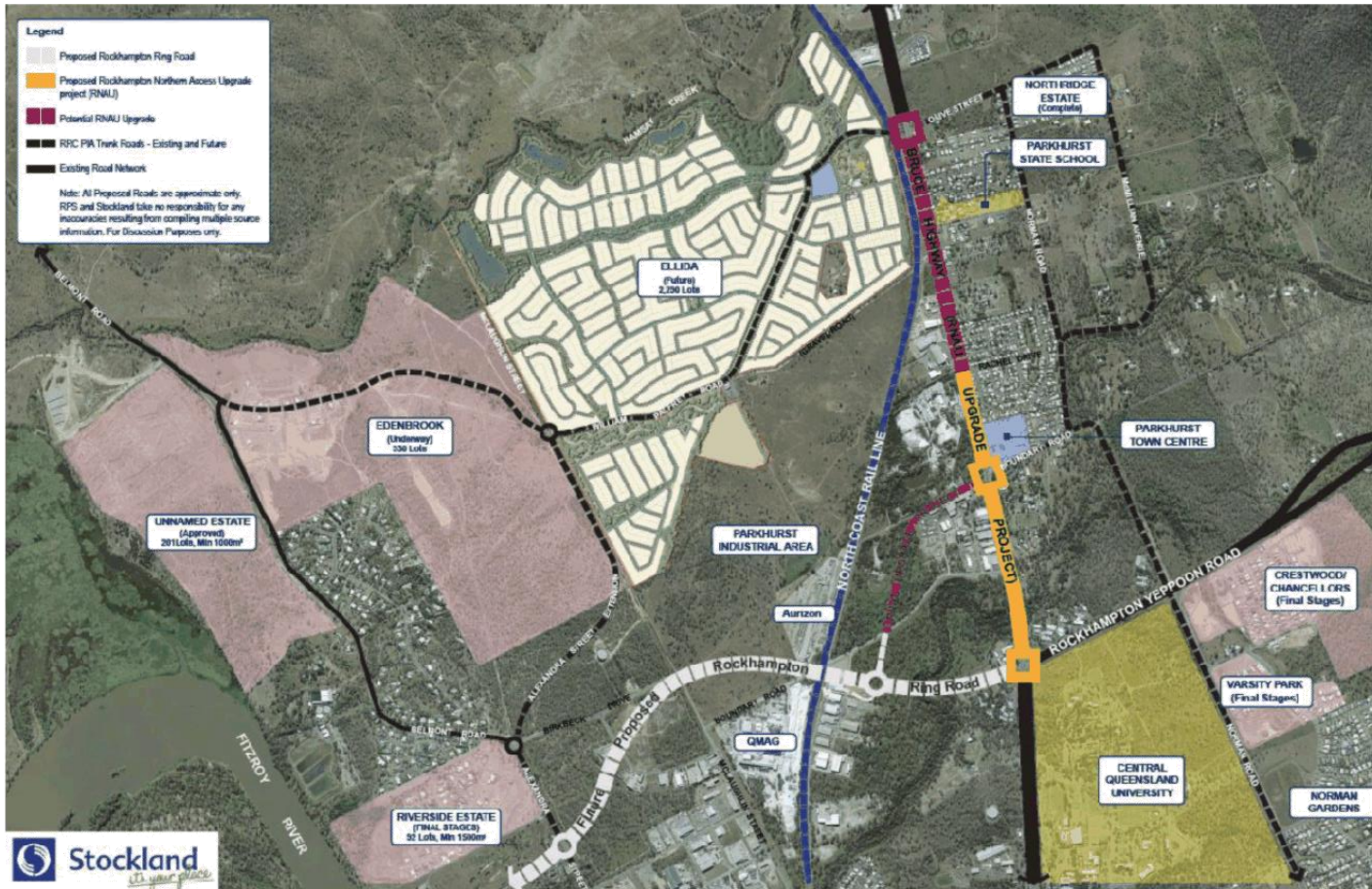
- ✓ for ‘common use’ infrastructure
- ✓ deliver significant job generation, economic stimulus and community development benefits
- ✓ capable of being delivered (initial stages) within the stated funding/investment window – by 30 June 2022
- ✓ the Federal Government funding will be matched by an equal investment by Stockland
- ✓ Assist to deliver a progressive, connected and stronger regional community in Rockhampton

Parkhurst Growth Corridor Locality Plan



The Parkhurst Growth Corridor and Ellida represents a significant portion of the Rockhampton's future land supply under the Rockhampton City Plan and with the Norman Gardens catchment approaching full development in the next two years, there will be little competition in the vacant land market beyond 2019, which in turn is not conducive to maintaining (or improving) affordability in Rockhampton.

Parkhurst Growth Corridor Context Plan



The federally funded \$120m Rockhampton Northern Access Upgrade (RNAU) project is due commence year be completed in 2019.

Ellida is relevant to the future growth of Rockhampton, however the up front infrastructure and rail upgrade needs funding in order to be progressed.

Funding would also have the added benefit of “gearing” the RNAU funding.

ELLIDA, Parkhurst Growth Corridor - Economic Input

Project Phase	Gross Regional Product	Direct Jobs	Indirect Jobs	Total Jobs
Construction Phase (2019 – 2042) 23 years	\$263.5 million	101 Jobs (23 years)	59 Jobs (23 years)	160 Jobs (23 years)
Operational Phase (2019 – 2042) Per Annum Average	\$11.2 million	0 to 354 Jobs	0 to 184 Jobs	0 to 539 Jobs
Operational Phase (2019 – 2042) Accumulated	\$257.8 million	354 Jobs	184 Jobs	539 Jobs
Operational Phase (2042 ongoing) Per Annum	\$23.4 million	354 Jobs	184 Jobs	539 Jobs
TOTAL	\$521.3 million			

- **\$521 million** in Gross Regional Product over 23 years:
 - **\$11.2m p.a. from 2020** increasing to \$21.7m by 2030 and \$23.4m 2042 ongoing.
- 160 Full time jobs through construction and 539 through operational phase.
- *Source: Urbis Summary of Economic Benefits – Stockland ELLIDA masterplanned community*

ELLIDA – Proposed Masterplan



VISION STATEMENT:
“Ellida (El-eye-da) will be a new way of living in Rockhampton. A community that is nestled into rolling hills, close-knit and in harmony with the environment, yet one that displays the best in modern, lifestyle-focused living. It will be showcase for Rockhampton to Discover”

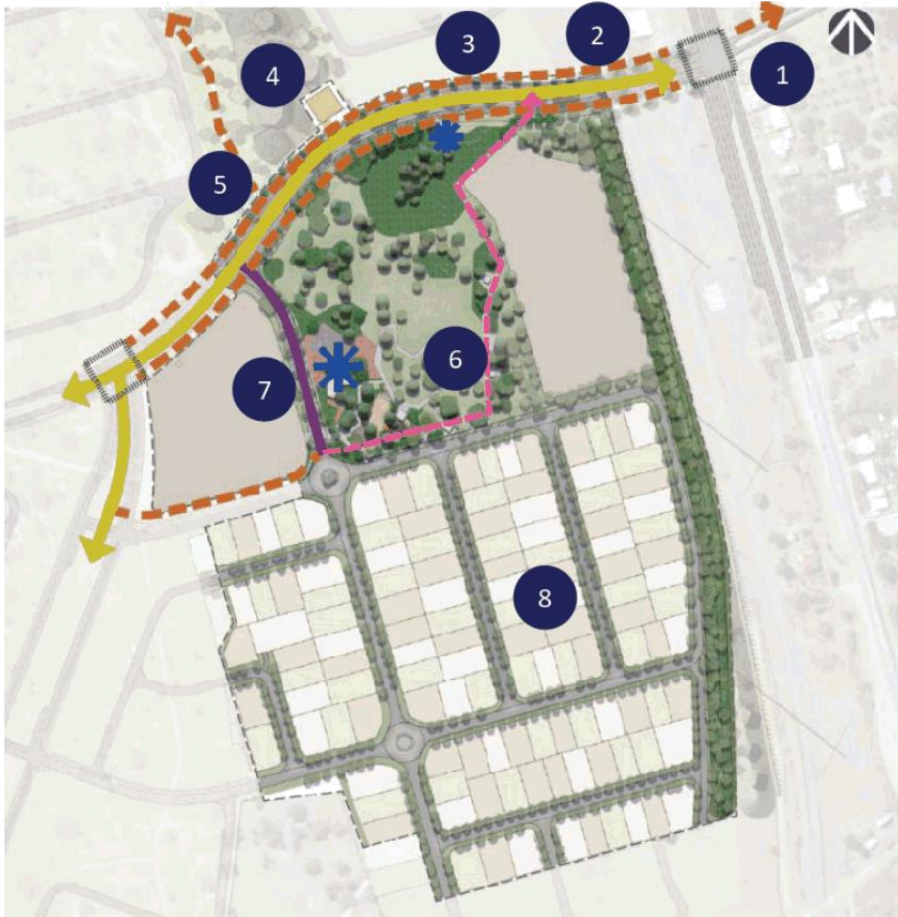
ELLIDA – Proposed Initial Staging



district recreation park and community facilities



ELLIDA – Proposed Initial Staging



- 1 Olive Street 4-way intersection
- 2 North Coast Rail Crossing and associated downstream rail signalling upgrade
- 3 Arterial Road Construction
- 4 Sewerage Pump Station and downstream rising main and connections
- 5 450 dia Trunk Water Main and Downstream upgrade
- 6 Community District Park (as per Council LGIP)
- 7 Community Clubhouse (as per Council LGIP)
- 8 124 Residential Lots

ELLIDA – Proposed District Recreational Parkland

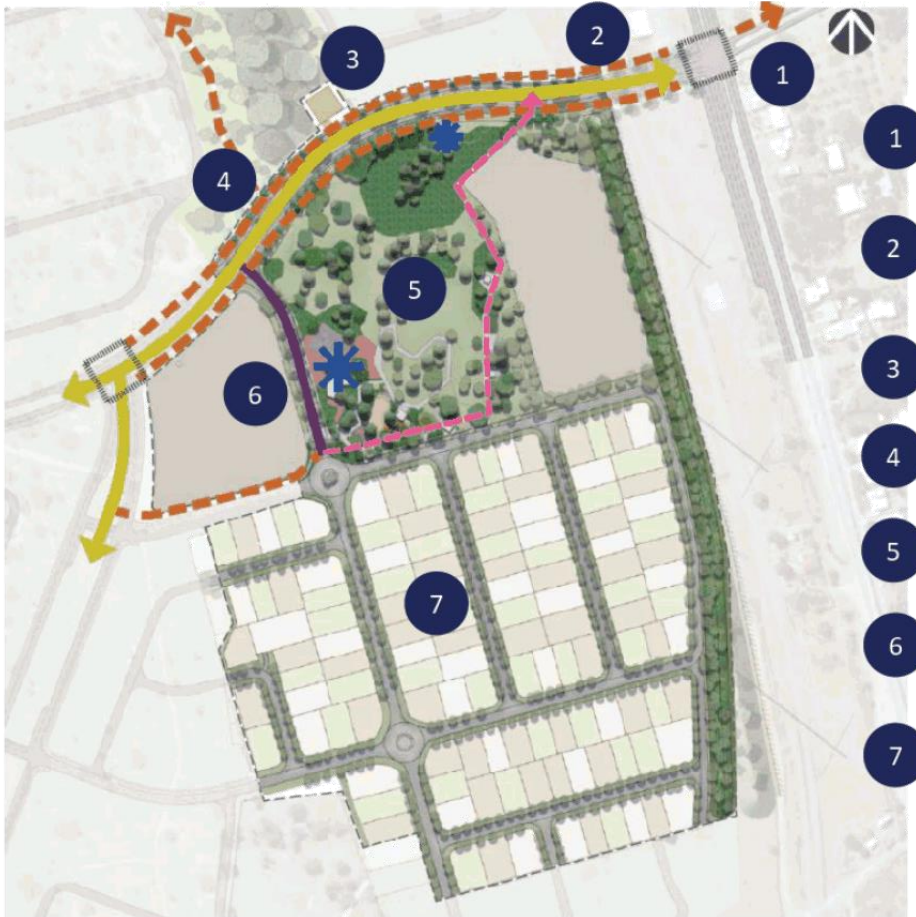
district recreation park - indicative concept plan

LEGEND

- subject site
- 1 major entry statement
- 2 vegetated buffers to residential blocks
- 3 shared 2.2m wide pedestrian/cycleway
- 4 piped drain with outlet to parkland
- 5 sculpted drainage channel
- 6 open lawn drainage channel
- 7 inlet pond and culvert connection
- 8 open lawn/kickabout space
- 9 park shelter with BBQ facilities
- 10 multi-use sports court
- 11 junior play
- 12 middle play
- 13 senior play
- 14 carparking
- 15 community building
- 16 toilet block
- 17 dog off-leash area
- 18 wetland area
- 19 ramsay creek connection



ELLIDA – Proposed Initial Staging – \$11m Funding Breakdown



Item	Cost	Regional Growth Fund	Stockland
1 Olive St 4-Way Intersection	\$2m	\$1m	\$1m
2 North Coast Rail Crossing and associated downstream rail signalling upgrade	\$8m	\$7m	\$1m
3 Sewerage Pump Station, Rising Main and connections	\$1.4m	N/A	\$1.4m
4 450 dia Trunk Water Main and Downstream upgrade	\$0.75m	N/A	\$0.75m
5 Community District Park (Stage 1)	\$2m	\$2m	\$0m
6 Bio-retention Basin	\$1m	\$0m	\$1m
7 Community Clubhouse	\$2m	\$1m	\$1m
124 Residential Lots	\$9.5m	N/A	\$9.5m
Acoustic Fence/Mound	\$0.5m		\$0.5m
Total	\$27.15m	\$11m	\$16.15m

Note: Acquisition (land), sales, marketing and holding costs excluded and at Stockland expense

ELLIDA Proposed Masterplanned Community

Proposed Stage of Development	Timeframes for Delivery	Estimated Contribution by Stockland	Grant Contribution Sought
Approval likely May 2018	Initial Stage 2019-22 Open in 2019	\$16.15m for the initial stage. Once the development is unlocked: over \$300m	\$10M (for construction)

- Need**

Rockhampton is forecast to grow by 28,000 permanent residents over the next 20 years and is the major centre of Central Queensland. Rockhampton is expected to benefit economically from the Defence/Singapore deal which will include Shoalwater Bay, increase in mining activity, growth in the beef sector and tourism. The Norman Park Corridor is almost at full development, without “unlocking” further residential land in the Parkhurst growth corridor Rockhampton could face a land supply shortage, or a monopoly of land supply which is not conducive to affordability
- Proposal**

Grant funding is sought to deliver up front infrastructure to “unlock” the Ellida land holding. The Grant Funding would go towards Roadworks, Railway line crossing, Community parklands and Community Clubhouse. Without grant funding toward the up front cost of providing this infrastructure renders the project uneconomical due the rail signalling upgrade cost.
- Key Elements**

Ellida Boulevard – New 4 way intersection of the Bruce Highway, rail crossing and Arterial roadway into Ellida
Ellida District Parkland– 4ha parkland incorporating district level playground, dog off-lease areas, stormwater treatment. Kick-a-about spaces etc.
Ellida Clubhouse – located within Ellida Park, the Clubhouse is a community hall for use by community groups and identified as a need in Councils LGIP.
124 Dwellings (ultimately 2,200) – The initial stage would include construction of 124 residential lots and associated earthworks, services, acoustic mound and fencing for sale to the public at affordable prices. With ultimate yield of Ellida being 2,200 residential lots.
- Grant Contribution**

The initial stage of Ellida is a total construction cost of circa \$27m
 Stockland's contribution for the delivery of the initial stage is \$16m.
 A Regional Development Fund contribution is sought for \$11m for a total initial stage construction of \$27m
- Grant Merit Criteria**

Employment – generates significant employment in both construction and operational phases. 160 full time jobs and 539 ongoing full time jobs.
Economic Growth – \$11.2m per annum in additional Gross Regional Product in 2020 p.a. growing to \$23m in GRP in 2042
Stronger Regional Communities – provides for affordable quality housing in Central Queensland such that Rockhampton can take advantage of further jobs growth in the region.