



SPECIAL MEETING

AGENDA

2 AUGUST 2016

Your attendance is required at a Special meeting of Council to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 2 August 2016 commencing at 2.00pm for transaction of the enclosed business.

A handwritten signature in black ink, appearing to be "C. R.", written in a cursive style.

CHIEF EXECUTIVE OFFICER
27 July 2016

Next Meeting Date: 09.08.16

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.

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OPENING.....	1
2	PRESENT	1
3	APOLOGIES AND LEAVE OF ABSENCE	1
4	DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA.....	1
5	OFFICERS' REPORTS.....	2
5.1	LIFTING MATTERS FROM THE TABLE	2
5.2	REQUEST FOR PERMISSION TO ENTER INTO A FREEHOLD LICENCE AND TRUSTEE PERMIT WITH ROCKHAMPTON POLICE CITIZENS YOUTH WELFARE ASSOCIATION OVER PART OF STAPLETON PARK.....	3
5.3	EXTENSION TO LEASED AREA FOR VICTORIA PARK GYMNASTIC AND TRAMPOLINE CLUB INC	10
5.4	ROCKHAMPTON RIVERBANK PRECINCT PROJECT	11
5.5	RIVERBANK STAGE 1 PROGRAM OPTIONS	13
6	CLOSURE OF MEETING	38

1 OPENING

2 PRESENT

Members Present:

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

In Attendance:

Mr E Pardon – Chief Executive Officer

3 APOLOGIES AND LEAVE OF ABSENCE

4 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

5 OFFICERS' REPORTS

5.1 LIFTING MATTERS FROM THE TABLE

File No: 3565
Attachments: Nil
Authorising Officer: Evan Pardon - Chief Executive Officer
Author: Evan Pardon - Chief Executive Officer

SUMMARY

Items lying on the table require a report to be lifted from the table before being dealt with. This report is designed to lift all necessary reports from the table to be dealt with at the current meeting 2 August 2016.

OFFICER'S RECOMMENDATION

THAT the following matters "lying on the table" be lifted from the table and be dealt with accordingly:

- Request for permission to enter into a Freehold Licence and Trustee Permit with Rockhampton Police Citizens Youth Welfare Association over part of Stapleton Park.
- Extension to leased area for Victoria Park Gymnastic and Trampoline Club Inc.

5.2 REQUEST FOR PERMISSION TO ENTER INTO A FREEHOLD LICENCE AND TRUSTEE PERMIT WITH ROCKHAMPTON POLICE CITIZENS YOUTH WELFARE ASSOCIATION OVER PART OF STAPLETON PARK**File No:** 4229**Attachments:**

1. Overview of Stapleton Park, Bridge Street, Berserker
2. Map indicating ownership of land at Stapleton Park
3. Map indicating proposed Trustee Permit and Freehold Licence area

Authorising Officer: Margaret Barrett - Manager Parks
Peter Owens - Acting General Manager Community Services**Author:** Sophia Czarkowski - Sports and Education Supervisor

This matter from the Parks, Recreation and Sport Committee meeting on 20 July 2016 was presented at the Council meeting 26 July 2016 with the resolution: "THAT the matter lay on the table until the Special Council meeting on 2 August 2016".

SUMMARY

Rockhampton Police Citizens Youth Welfare Association (PCYC) has a Freehold Lease over part of Stapleton Park. It is requested that the Club be issued with a Freehold Licence and Trustee Permit over parts of Stapleton Park for its events and activities as consistent with the purpose of the land and the constitution of the organisation. The proposed agreements do not remove the public's right to the land nor hinder a third party's ability to hire the land.

A report on this matter was presented to Parks, Recreation and Sport Committee on 18 May 2016 and was laid on the table pending further information.

OFFICER'S RECOMMENDATION

THAT Council not accede to the request to enter into a Trustee Permit and Freehold Licence over part of Stapleton Park, Bridge Street, Berserker (being part of Lot 2 on SP262805 and part of Lot 3 on SP262805).

THAT Council commend PCYC on the work they continue to do in our community and look forward to working with them in any future development.

**REQUEST FOR PERMISSION TO
ENTER INTO A FREEHOLD LICENCE
AND TRUSTEE PERMIT WITH
ROCKHAMPTON POLICE CITIZENS
YOUTH WELFARE ASSOCIATION
OVER PART OF STAPLETON PARK**

**Overview of Stapleton Park, Bridge
Street, Berserker**

Meeting Date: 2 August 2016

Attachment No: 1



**REQUEST FOR PERMISSION TO
ENTER INTO A FREEHOLD LICENCE
AND TRUSTEE PERMIT WITH
ROCKHAMPTON POLICE CITIZENS
YOUTH WELFARE ASSOCIATION
OVER PART OF STAPLETON PARK**

**Map indicating ownership of land at
Stapleton Park**

Meeting Date: 2 August 2016

Attachment No: 2

Stapleton Park - Land Ownership



A4 Page scale at 1: 1,545
Printed from GeoCortex on
29/04/2016



Legend

- Easements
- Property Parcels (Main RRC Administered Land)
- Lessee
- Owner
- Trustee
- Unallocated State Land
- Roads*
- Main Roads (TMP)
- Major Council Road
- Council Roads
- Access/Service Rd
- Private Roads
- Unconstructed Rd

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**REQUEST FOR PERMISSION TO
ENTER INTO A FREEHOLD LICENCE
AND TRUSTEE PERMIT WITH
ROCKHAMPTON POLICE CITIZENS
YOUTH WELFARE ASSOCIATION
OVER PART OF STAPLETON PARK**

**Map indicating proposed Trustee
Permit and Freehold Licence area**

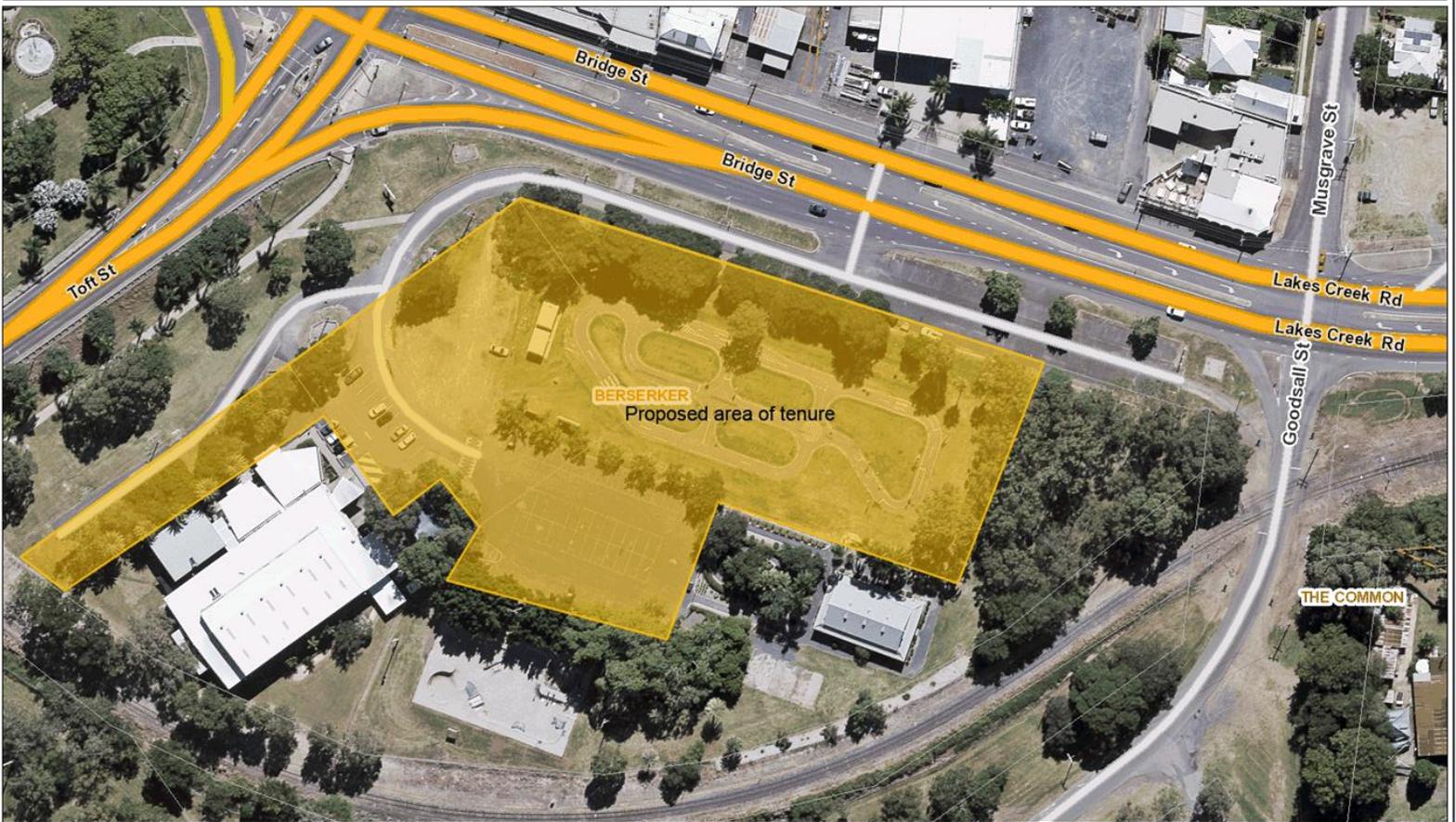
Meeting Date: 2 August 2016

Attachment No: 3

Rockhampton PCYC proposed licence and permit areas



A4 Page scale at 1: 1,319.88
Printed from GeoCortex on 06/07/2016



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5.3 EXTENSION TO LEASED AREA FOR VICTORIA PARK GYMNASTIC AND TRAMPOLINE CLUB INC

File No: 4203
Attachments: Nil
Authorising Officer: Margaret Barrett - Manager Parks
Michael Rowe - General Manager Community Services
Author: Sophia Czarkowski - Sports and Education Supervisor

This matter from the Parks, Recreation and Sport Committee meeting on 20 July 2016 was presented at the Council meeting 26 July 2016 with the resolution: "THAT the matter lay on the table until the Special Council meeting on 2 August 2016".

SUMMARY

Victoria Park Gymnastic and Trampoline Club Inc hold a Trustee Lease over part of Victoria Park, 1A Lion Creek Road (being part of Lot 40 on SP240869) until 31 December 2020 for the purposes of conducting gymnastics and trampoline activities. It is proposed that the Trustee Lease area be extended to include the proposed drainage improvements on Victoria Park as detailed in the report.

OFFICER'S RECOMMENDATION

THAT:

1. Council approve the extension to the Trustee Leased area of Victoria Park Gymnastic and Trampoline Club Inc over part of Victoria Park, 1A Lion Creek Road (being part of Lot 40 on SP240869), and that the following condition be added to the Trustee Lease's Special Conditions:
 - The Trustee Lessee is responsible for the general maintenance and upkeep of its Leased area including the drainage channel. This includes regular mowing and litter management as required.
2. Council cover the expenses related to re-issuing the Trustee Lease and that the expiry date be amended to 30 June 2021, as detailed in the report.

5.4 ROCKHAMPTON RIVERBANK PRECINCT PROJECT

File No: 11359
Attachments: Nil
Authorising Officer: Robert Holmes - General Manager Regional Services
Author: Andrew Collins - Special Projects Officer

SUMMARY

This report provides an update on the Rockhampton Riverbank Precinct Project's Stage 2 detailed design development.

OFFICER'S RECOMMENDATION

1. THAT the Council receives the report and presentation of the designs by Urbis as the latest in the design development for Stage 2 lower bank for the Rockhampton Riverbank Precinct Project.
2. THAT the Council confirms acceptance of the Stage 2 designs in principal and authorises the finalisation of the designs, the development application and the calling of public tenders.

COMMENTARY

The Rockhampton Riverbank Precinct Project is progressing through the construction phase of stage 1A Upper Bank Streetscape (Quay Street). Stage 1E (in front of the Criterion/ carpark access) and Victoria Parade upgrade from Archer to Cambridge Streets are all but complete. The completion of the detailed design phase for Stage 2 Lower Bank Parklands is presented by URBIS today.

Stage 2 Lower Bank Parklands Scope – 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 of the central zone. 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 the upper bank. A new pier structure with café/ commercial kitchen and alfresco dining and supporting amenities will be provided. The central activation area will also include the construction of a new water feature and pop jet plaza space and a lift to facilitate access to the lower plaza. 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 new 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 is proposed to include the construction of a new amphitheatre as the centrepiece 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. It is proposed that this northern area be contingent and subject to available budgets to complete its delivery.

BUDGET IMPLICATIONS

The adopted budget allocated for the entire Rockhampton Riverbank Precinct Project is set at \$36,365,700. Of this approximately \$15M is set aside for the delivery of stage 2 work. Project cost breakup is detailed in the following table.

Project Number	Project / Stage Description	Adopted Budget
1046851	Victoria Parade - Cambridge St to Archer St	\$1,115,000
1049206	Riverbank Upper-Stage 1A Quay St-Fitzroy St to Denham St	\$6,800,000
1049206	Riverbank Upper-Stage 1E Area in front of the Criterion / Lower carpark access	\$814,000
1049207	Riverbank Upper-Stage 1B Quay St - Denham St to William St	\$6,527,442
1049208	Riverbank Upper-Stage 1C&D Denham St - Quay St to East St	\$6,040,420
1049209	Riverbank Lower - Stage 2A Central Activation Area	\$15,068,838
1049242	Riverbank Lower - Stage 2B Parkland	\$0
TOTAL		\$36,365,700.00

Project Funding

The following table details current project funding sources and funding amount allocation by source for the project.

PROJECT FUNDING ALLOCATION		
Funding Source	Program	Funding Allocation
State Government	Special Assistance Package	\$15,000,000
Federal Government	National Stronger Regions Funding	\$7,000,000
RRC	FY 15/16 & 16/17 Capital Budget	\$14,365,700
TOTAL PROJECT FUNDING		\$36,365,700

CONCLUSION

Rockhampton Riverbank Precinct Project is progressing through the stage 1 upper level construction works. The detailed design for Stage 2 lower bank is close to being tender ready. It is anticipated that the tender set will be completed by the 19 August 2016.

Tender documentation will be compiled and it is anticipated that tenders will be advertised 10 September with a closing date of 12 October 2016. Contract award and possession of the site is anticipated for the 14 November 2016. It is estimated that a 52 week construction period will be required to deliver the project, bringing the date for practical completion prior to Christmas 2017.

The DA and final building approval process will be run concurrently with the tender process.

5.5 RIVERBANK STAGE 1 PROGRAM OPTIONS

File No: 11359
Attachments: 1. **Traffic Management for Program Options
Stage 1 B,C,D**
Authorising Officer: Robert Holmes - General Manager Regional Services
Author: David Bremert - Manager Civil Operations

SUMMARY

As the Riverbank Precinct Works are in progress, an update on progress and program options to deliver Upper Bank Stage 1 has been requested by the Steering Committee. The Steering Committee supported Option 4 which would enable the project to be delivered in the earliest timeframe. Construction works have commenced and future stages are currently being planned.

OFFICER'S RECOMMENDATION

1. THAT Council approves the Option 4 which includes the temporary full closure of Quay Street between Denham and William Streets and Denham St between Quay and East Streets whilst undertaking the Riverbank project.
2. THAT Council approves the delaying of the capital projects listed in the report to enable Quay Street Option 4 to proceed.
3. THAT Council approves the dedication of car-parking spaces along Quay Street (Fitzroy to Denham), East Street (either side of Denham) and Quay Street (William to Derby) for customers to access the shops/businesses in the road closure area.

COMMENTARY

The Riverbank Steering Committee recently requested a program to be developed that showed the duration of the project from start to completion for Stage 1 – the Upper Bank works.

A summary of the four options detailing duration, cost and crew is shown in Table 1 on the following page:

Table 1

Options for Riverbank Works – Upper Bank				
Option 1 –For 1B, 1C and 1D, Close one side of road at a time, reopening each stage before starting next stage - one way with parking , full closure of road to do concrete slab and paving	3 Oct 2016	12 Feb 2018	\$5,198,000	Civil Operations crew
Option 2 – 1B river side services whilst 1A is underway (one way traffic only with a parking lane), then full closure 1B for paving, part closure of 1C/D (one side at a time) with paving occurring	11 Aug 2016	28 Aug 2017	\$5,023,200	Civil Operations crew
Option 3 –Full closure of 1B after 1A is completed, then full closure of 1C/D after 1B - only pedestrian access in the closed stages	3 Oct 2016	18 Sep 2017	\$4,577,000	Civil Operations crew
Option 4 – Full closure of 1B & 1C/D at same time only pedestrian access to the area.	3 Oct 2016	15 May 2017	\$4,577,000	Civil Operations crews

Civil Operations has prepared construction traffic flow paths and directions for each of the four options, as shown in Attachment 1.

The current work method is shown as Option 1 which allows for traffic to keep using the roads as per the current work on Quay Street.

Please note Option 1 exceeds the time duration as stated in the funding agreement and therefore would require Council to seek an adjustment and approval from the Deputy Premier to extend the end date.

In Option 2, coordination between the paving and road construction crews will be highly organised as works will be underway on multiple sections. This does pose a risk and will need to be managed carefully.

Options 3 and 4 will involve developing pedestrian access plans for the businesses in the impacted areas. Council would also install additional signage and VMS boards advising customers of how to access businesses in the area.

In Option 4, consultation with the affected business will need to be undertaken to determine how we can assist customers to get to the individual businesses. This will involve dedicating various parking bays in close proximity to the affected area for customers use.

Effect on Civil Operations works

To undertake the works as illustrated in Option 4, Civil Operations would require an additional two crews to join the 4 existing crews on the project.

Two options exist to supply the additional two crews, as follows:

1. Civil Operations moving two additional concrete experience crews to site to undertake the works. This would result in some 2016/17 capital projects being delayed – namely
 - Thozet Road (Lilley to Zervos) Footpath and road works – \$300k – to commence in April 2017 but not complete
 - Ranger Street – (Fisher to Barry) – Footpath - \$130k – to commence in May 2017 but not complete
 - Middle Road – Capricorn to Macquarie – Stage 3 - \$350k
 - Hindley Street – (Elphinstone to Livingston) – Road Reconstruction - \$187k
 - Bertram Street– (Main to Thomasson) - Road Reconstruction - \$200k
 - Chenney Street – (Stormwater) - \$800K – note no agreement with the Developer yet
 - Arthur Street Westwood - Ch 2.49 – floodway - \$36K
 - Birralee Road Ch 1.04 & 2.82 – floodway - \$46K
 - J Pierce Road Ch 1.54 – floodway - \$46K
 - Lion Mountain Road Ch 4.32 , 3.26 & 6.86 – floodway - \$153K
 - Rookwood Road Ch 17.0 – floodway - \$36K
 - Wyvilles Road Ch 0.13– floodway - \$30K

The projects that do get delayed would then be programed to commence in July 2017 to enable completion in the first half of 2017. These delayed projects would also fill up the 2017/18 financial year program of works which has, on early advices, will be less than the allocation for the 2016/17 year..

Should Council not want to delay these projects, these projects could be tendered out; however, the issue for Civil Operations is that the Section has no spare supervisory capacity or spare personnel to manage those contractors. With the NDRRA projects underway, Civil Operations has borrowed seconded a resource from the Engineering Services Section to assist with supervision of those works.

Note that one (1) Crew from Rural Operations is readily available to participate in 1C/1D works.

Moving these additional crews would also have some effect on maintenance delivery across Council, as staff will not be readily available to respond to requests.

2. Civil Operations engages the private sector for an additional 2 crews. This will have a budgetary cost to it of an additional 10% to the cost. This is based on current labour rate differences.

BUDGET IMPLICATIONS

The allocated budget for the Upper Bank Works is \$4,000,000 (\$6.7million minus Stage 1A &1E). The potential cost savings for the project is gained by Option 3 and Option 4. This would deliver a potential \$446,000 saving.

As mentioned above, Civil Operations would need to delay \$2,365K of projects into 17/18 financial year. This would boost the projects in that year which on advice will have significantly lower capital funding allocation than the 2016/17 year.

STAFFING IMPLICATIONS

Civil Operations' staff can undertake the works with its own resources and with the assistance of local contractors providing some plant items.

The above projects would need to be delayed to cater for the additional crews on the moved to the Riverbank; however, this would boost the capital program in 17/18.

RISK ASSESSMENT

Below is a summary of the risks for each option:

	Risk	Mitigation method
Option 1	Complaints received about the drawn out process Funding is not extended past Dec 2017	Community discussions about why works are done allowing traffic to use. Seek approval from Deputy Premier and if not granted then shorten the timeframe.
Option 2	Complaints received about the drawn out process	Community discussions about why works are done allowing traffic.
Option 3	Complaints received about the drawn out process and road closures.	Community discussions about why works are done allowing traffic.
Option 4	Complaints about road closures. Complaints about non delivery of other projects	Community discussions with affected businesses. With NDRRA works progressing this perception will reduce or the additional use of contractors would reduce this risk.

In all Options, weather will play a major influence on the completion dates.

CONCLUSION

That Council will, in all likelihood, receive complaints whichever Option is chosen.

Option 1 cannot be undertaken without the approval of the Deputy Premier.

Option 2 and 3 will deliver the same timeframes with some cost saving in Option 3.

Option 4 will cause the most initial disruption but would enable a significant shorter timeframe and the largest cost saving. People will also be able to see the completed product in Stage 1A and would be more willing to accept a shorter timeframe for the finished product.

Based on the above and Council accepting that some delays in other Council projects or an increased use of contractors, then Option 4 would be the preferred Option.

Further, as this is the premier project for Council, moving additional two crews from Civil Operations would enable staff to have ownership and pride in the project.

That consultation with the local business in the two zones be undertaken to mitigate as much as possible issues that could arise.

RIVERBANK STAGE 1 PROGRAM OPTIONS

Traffic Management for Program Options Stage 1 B,C,D

Meeting Date: 2 August 2016

Attachment No: 1

RIVERBANK PROJECT

OPTIONS FOR CONSTRUCTION OF 1B,
1C and 1D

Options for Riverbank Works				
Option 1 – One side of road at a time, reopening each stage before starting next stage - one way with parking , full closure to do concrete slab and paving	3 Oct 2016	12 Feb 2018	\$5,198,000	Civil Operations crew
Option 2 – 1B river side services whilst 1A is underway (one way traffic with parking only), then full closure 1B, part closure of 1C/D	11 Aug 2016	28 Aug 2017	\$5,023,200	Civil Operations crew
Option 3 –Full closure of 1B after 1A is completed, then full closure of 1C/D after 1B - only pedestrian access in the closed stages	3 Oct 2016	18 Sep 2017	\$4,577,000	Civil Operations crew
Option 4 – Full closure of 1B & 1C/D at same time only pedestrian access to the area.	3 Oct 2016	15 May 2017	\$4,577,000	Civil Operations + Contract crews

Option 1

Traffic flow throughout works

OPTION 1 – Phase I

Permissible traffic movements:

Northbound 
Southbound 



OPTION 1 – Phase II

Permissible traffic movements:

Northbound 
Southbound 

Pedestrian Movements 



OPTION 1 – Phase III

Permissible traffic movements:

Northbound 

Southbound 

Pedestrian Movements 



OPTION 1 – Phase IV

Permissible traffic movements:

Northbound 

Southbound 

Pedestrian Movements 



OPTION 1 – Phase V

Permissible traffic movements:

Northbound 
Southbound 

Pedestrian Movements 



Completion date : 12 February 2018

OPTION 2

1B River side services whilst 1A paving,
then full closure of 1B, then part closure
of 1C/D (one side at a time)

OPTION 2 – Phase I

Permissible traffic movements:

Northbound 
Southbound 



OPTION 2 – Phase II

Permissible traffic movements:

Northbound 
Southbound 

Pedestrian Movements 



OPTION 2 – Phase III

Permissible traffic movements:

Northbound 

Southbound 

Pedestrian Movements 



OPTION 2 – Phase IV

Permissible traffic movements:

Northbound 

Southbound 

Pedestrian Movements 



Completion Date – 28 August 2017

OPTION 3

1B SERVICES WHILST PAVING ON 1A
THEN FULL CLOSURE OF 1B THEN
FULL CLOSURE 1C/D

OPTION 3 – Phase I

Permissible traffic movements:

Northbound 
Southbound 



OPTION 3 – Phase II

Permissible traffic movements:

Northbound 

Southbound 

Pedestrian Movements 



OPTION 3 – Phase III

Permissible traffic movements:

Northbound 

Southbound 

Pedestrian Movements 



Stage 1C/1D full closure
15 May 2017 – 18 September 2017
(80 days)

Completion Date – 11 September 2017

OPTION 4

FULL ROAD CLOSURE

OPTION 4 – Phase I

Permissible traffic movements:

Northbound 
Southbound 



OPTION 4 – Phase II

Permissible traffic movements:

Northbound 

Southbound 

Pedestrian Movements 



Completion Date 15 May 2017

6 CLOSURE OF MEETING