

19.3 CONTRACT TO ENGAGE REDLAND INVESTMENT CORPORATION TO CONSTRUCT PUBLIC CAR PARK MOORES ROAD, REDLAND BAY

Objective Reference:**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** Louise Rusan, General Manager Community & Customer Services**Report Author:** Andrew Ross, General Counsel**Attachments:** 1. Map - Weinam Creek

The Council is satisfied that, pursuant to Section 275(1) of the *Local Government Regulation 2012*, the information to be received, discussed or considered in relation to this agenda item is:

- (e) *contracts proposed to be made by it*
- (h) *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.*

PURPOSE

The purpose of this report is to recommend Council contract with Redland Investment Corporation (RIC) to carry out community infrastructure works at Moores Road, Redland Bay, including construction of asphalt car parks, north-south pedestrian link, a bridge and a boardwalk (works).

BACKGROUND

1. On 3 May 2013, Council resolved to support the Council application for a Priority Development Area (PDA) declaration for Weinam Creek;
2. On 21 June 2013, the Weinam Creek PDA was declared by the Minister of Economic Development Queensland;
3. On 22 November 2013, the Council resolved to endorse for public notification the proposed Development Scheme for the Weinam Creek PDA. The public notification and submission period for the Weinam Creek PDA Development Scheme was undertaken from 10 January to 24 February 2014;
4. On 29 May 2014, the Weinam Creek PDA scheme was approved by the State Government;
5. On 6 September 2017, Council resolved to purchase Lot 3 on RP67164 and Lot 7 on RP7537 located at 3-11 Moores Road, Redland Bay (also known as Moores land) to build additional public carparks, road access, flood mitigation and a boat ramp.
6. On 18 December 2017, Council purchased a property at Moores Road (Lot 3 on RP 67164, Moores Road property).
7. On 18 October 2017, Council endorsed the Master Plan prepared by RIC.
8. On 23 May 2018, Council resolved to endorse the amended Master Plan prepared by RIC and note the joint governance arrangements between Council and RIC for the ongoing management of the project.
9. Council has budgeted 3.1 million dollars in the 2018/2019 financial year for the works.

ISSUES

It is proposed that RIC is engaged to manage the construction of the following public works for stage 1a, generally consisting of the following key features:

1. Pedestrian foot bridge/Boardwalk
 - a. Minimum 3m wide
 - b. Designed to accommodate walkers, wheeled trolleys and small vehicles (weight similar to a golf cart)
 - c. Alignment to minimize amount of clearing
 - d. RL 2.4 minimum – to be confirmed through detailed hydraulic modeling
2. Pavement works to create approximately 200 car parks
 - a. Design suitable for ultimate boat ramp use
 - b. Asphalt surface above RL 2.4 and concrete below
 - c. Appropriate thickness to comply with insitu testing
 - d. Intersection and/or cross at Moores Road
 - e. Designed and constructed for transformation to boat trailer parking in Stage 3
3. Storm water network
 - a. Pit and pipe system to appropriately drain the car park
 - b. Subsoil drainage to car park
 - c. Provide swales where possible
4. Electrical reticulation
 - a. Connection to existing network
 - b. Pit and pipe
 - c. Lighting to AS1158
 - d. Provision for CCTV and Communication
5. Landscaping
 - a. Appropriate planting to swales
 - b. Appropriate buffer planting to boundaries
6. Pedestrian link from Moores Road to bridge.

The works are shown generally in the attachment.

STRATEGIC IMPLICATIONS

Legislative Requirements

Council is acting in accordance with the following legislation in making the resolution:

1. *Local Government Act (Qld) 2009*; and
2. *Local Government Regulation (Qld) 2012*.

The proposed procurement between Council and RIC is based on a direct arrangement with RIC as a wholly owned government agency created as a beneficial enterprise. The contract terms are based on Australian standard construction terms for RIC to manage and deliver the works.

Risk Management

The risks associated with the infrastructure project will be managed in accordance with Australian standard contract terms, incorporating obligations on RIC and subcontractors to manage risks under the Work Health and Safety Act 2011 and various environmental laws on working in and adjoining the marine environment, including the development assessment processes within the PDA area. There will also be oversight of the development from the joint management steering

committee including an independent probity auditor and Local Representative Development assessment committee.

Financial

Council has allocated budget for the project in the 2018/2019 financial year budget. Further budget requests will be made for stage 2 of the project.

The budget allocated by Council for the works at stage 1 is \$3.1 million.

When budget is allocated for future stages of the project, the contract amount can be increased for further stages anticipated to include stage 2 of the project that will involve the construction of approximately 300 car parking spaces and include the following works:

1. Pavement works to create approximately 300 car parks
 - a. Asphalt surface above RL 2.4 and concrete below
 - b. Concrete surface to western portion due to flooding
 - c. Appropriate thickness to comply with insitu testing
2. Storm water network
 - a. Pit and pipe system to appropriately drain the car park
 - b. Subsoil drainage to car park
 - c. Provide swales where possible
3. Electrical reticulation
 - a. Connection to existing network
 - b. Pit and pipe
 - c. Lighting to AS1158
 - d. Provision for CCTV and Communication
4. Landscaping
 - a. Appropriate planting to swales
 - b. Appropriate buffer planting to boundaries

Under the contract, Council will pay to RIC a management fee of 5% of the works. RIC will engage sub-contractors from Council's approved supplier list or the Local Buy panel. The Steering Committee will have access to all expenditure records of the works. Once completed the community infrastructure will be maintained by Council.

The works for the first stage of the project are proposed to commence in early 2019 and expected to be completed by mid-2019.

People

The Weinam Creek Steering Committee will monitor the progress of the works under the contract.

Environmental

RIC has been engaged to obtain all environmental approvals required for the works.

Social

The project addresses social and community needs.

Alignment with Council's Policy and Plans

The recommendation is in accordance with previous resolutions by Council.

CONSULTATION

Position Title	Consultation	Comments/Actions
----------------	--------------	------------------

	Date	
Weinam Creek Steering Committee.	05/11/2018	There has been consultation with the steering committee on the report and proposed contract.

OPTIONS

Option One

That Council resolves to:

1. delegate power to the Chief Executive Officer under section 257(1)(b) of the *Local Government Act 2009 (Qld)* to negotiate, make, amend and discharge a contract with Redland Investment Corporation to carry out works at Moores Road Redland Bay in accordance with the report and attachment; and
2. that the report and attachment remain confidential until contracts with sub-contractors for the works have been awarded.

Option Two

That Council resolves to seek further information from the officer.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. delegate power to the Chief Executive Officer under section 257(1)(b) of the *Local Government Act 2009 (Qld)* to negotiate, make, amend and discharge a contract with Redland Investment Corporation to carry out works at Moores Road Redland Bay in accordance with the report and attachment; and
2. that the report and attachment remain confidential until contracts with sub-contractors for the works have been awarded.

